

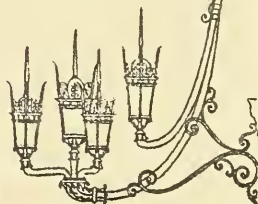
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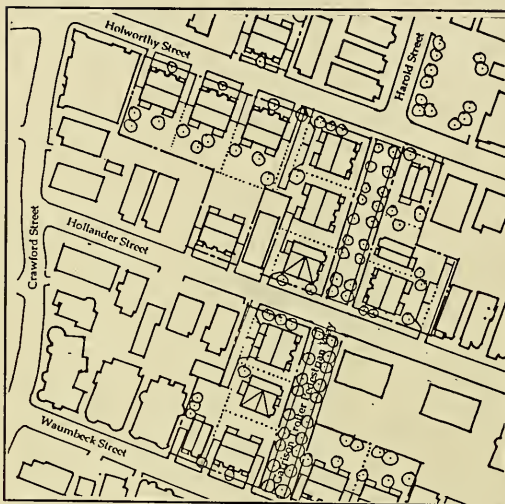


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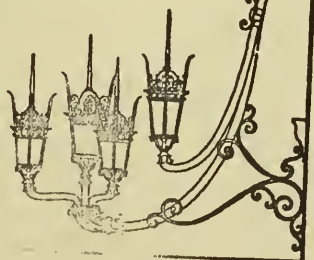
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A Proposal to the
Boston Redevelopment Authority
Stephen Coyle, Director



Garrison Trotter Homes Phase Two

Washington Park
Urban Renewal Area

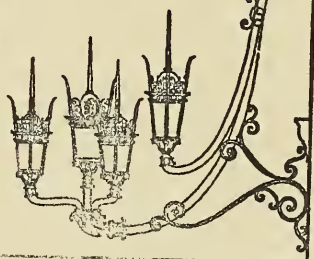
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Developer:
Hi-Tech Development Company
Diane M. Vitello, President
Dianne Wilkerson, Director
Mary F. Messina, Director
Robert J. Vitello, Director

Architect:
CityDesign Collaborative, Inc.

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HI-TECH DEVELOPMENT CO.
107 ALBAN STREET
DORCHESTER, MA 02124
C/O DIANNE WILKERSON

July 25, 1990

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201

Dear Mr. Coyle:

We are pleased to submit this proposal for BRA Parcels A-2B and A-3, Garrison Trotter Homes, Phase Two, for your review and consideration.

The Hi-Tech development team assembled for this project has an excellent track record in the City of Boston with projects similar to this parcel. We believe we have, as a team, consistently demonstrated the ability to work successfully with the BRA and other City agencies to achieve cost effective, high quality and architecturally attractive housing that is also compatible with existing Boston neighborhoods, while still providing the level of affordability also desired by the BRA for this type of project.

Our team, consisting of the new Hi-Tech Development Company--developer, a Woman Business Enterprise (now also having Dianne Wilkerson, Esq. as part of this team) CityDesign Collaborative, Inc.--architect, and Coastal Structures, Inc.--panel manufacturer and builder, is unique in many other ways. Probably most significant is the degree of genuine dedication, both as a total team and by each team member individually, to successfully continue to provide quality affordable housing in Boston and our ability to effectively communicate with and address the housing needs of the minority community in Boston.

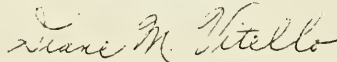
Best exemplifying this dedication and ability are projects such as the Lonsdale Street project, Dorchester--the Southwest Crossing project, Roslindale--the 62 unit Lorne Street Housing Development in Franklin Field (Lena Park CDC) and a number of other affordable projects throughout the City. Also, our recently winning first-place (as a team) in the GBREB sponsored "Boston Homes for Boston Neighborhoods Competition" which using this design, in partnership with the Fields Corner CDC in Dorchester, we will begin construction on Robinson Street this fall.

This type of background, together with what we feel is an outstanding design proposal for the Parcels A-2B and A-3, hopefully will illustrate that we are most qualified to be awarded tentative designation for this parcel by the Board.

We look forward to the opportunity to discuss and explore further our proposal with you and your staff.

Sincerely,

HI-TECH DEVELOPMENT CO.



Diane M. Vitello, President

attachments

Garrison Trotter Homes

Phase Two

Index

- I. Background Information
 - II. Pro forma and Redeveloper's Statement
 - III. Bank Letter of Interest
 - IV. Project Design Summary/
Plans and Drawings
-

Garrison Trotter Homes

Phase Two

Background Information

Hi-Tech Development Co.

HI-TECH DEVELOPMENT CO.
107 ALBAN STREET
DORCHESTER, MA 02124
C/O DIANNE WILKERSON

PRINCIPALS

Diane M. Vitello, President
Mary F. Messina

BOARD OF DIRECTORS

Diane M. Vitello
Mary F. Messina
Dianne Wilkerson
Robert J. Vitello

BACKGROUND SUMMARY

Hi-Tech Development Co. is a Boston based, female owned company engaged in real estate development and construction, specializing in residential housing developments that feature panelized manufactured house building systems. Hi-Tech has extensive experience with affordable housing projects utilizing factory-built panelized building systems, as demonstrated by Hi-Tech completing the development of the much-acclaimed Lonsdale Street project for the victims of the Dorchester plane crash and the Southwest Crossing Condominium in Roslindale, a BRA showcase.

In the early 80's Bob Vitello pioneered the introduction of the first imported Scandinavian manufactured panelized housing to America used at several successful developments throughout New England. Mr. Vitello has since been a significant factor in the adoption, by US manufacturers, of many of the concepts of the advanced Scandinavian panelized manufacturing technologies. In recent years the Hi-Tech focus has been the creation of housing developments using panelized systems, from selected regional manufacturers, that are cost effective, high quality and energy efficient. Hi-Tech's emphasis with this type of system is speed of construction and reduced cost affordable housing in the City of Boston.

Hi-Tech has been working closely with the Boston Redevelopment Authority for some time on addressing the affordable housing issue in Boston, through the effective use of panelized construction and fast-track processing to reduce costs and improve design. Hi-Tech has also worked with the Boston Society of Architects Housing Committee on affordable housing, and is currently utilizing a design created conceptually by the BSA for Hi-Tech's/BRA project Southwest Crossing, Roslindale.

In November 1988 Hi-Tech, teamed with its architects and panel manufacturer and won first place in the GBREB Boston Homes for Boston Neighborhoods competition; a competition designed to develop innovative and low-cost designs for affordable housing in Boston. The principals of Hi-Tech are also involved in several other affordable housing developments in Boston where this type of system is being used exclusively.

Diane M. Vitello is a graduate of Boston Business School, valedictorian of her graduating class. Ms. Vitello has been involved in numerous successful business enterprises in the past twenty years, with the emphasis on business management, is currently the President of Hi-Tech Structures, Inc., the developer of Southwest Crossing, Roslindale, and has developed extensive experience and skill in real estate development, particularly banking and contractor related areas.

Dianne Wilkerson is a graduate of Boston College Law School and is a senior associate at the law firm of Roche, Carens & DeGiacomo in Boston. Ms. Wilkerson, in addition to business related to her law practice, is actively involved in the development of housing for low and moderate income families and has extensive experience in the Boston area working with the NAACP community groups involved with housing related issues.

Mary F. Messina is a solidly experienced businessperson and had been a principal owner of a chain of successful automobile leasing companies for over fifteen years. Mrs. Messina also holds a Massachusetts real estate license and is experienced in the real estate development business, with a focus on real estate marketing and sales, currently directing sales at Southwest Crossing.

Robert J. Vitello has over twenty years' experience in all aspects of real estate development, marketing and sales, is a Massachusetts licensed real estate broker and has been responsible for the completion of many successful major residential and resort development projects throughout the northeast (see attached letters of reference and related news articles).

DIANNE WILKERSON
Roche, Carens & DeGiacomo
One Post Office Square
Boston, MA 02109

Ms. Wilkerson graduated from American International College (B.S. 1978) and Boston College Law School (J.D. 1981). She was admitted to the Massachusetts Bar in 1981, United States District Court of the District of Massachusetts in 1983 and the United States Supreme Court in 1989. She became associated with Roche, Carens & DeGiacomo in 1987 as a senior associate.

Ms. Wilkerson's practice began at the Boston office of the New York firm of LeBoeuf, Lamb, Leiby and MacRae in 1983 where she specialized in business litigation with a particular interest in insurance and bankruptcy law. She was also the responsible attorney on several state court receiverships. Prior to that she served as a Law Clerk in the Massachusetts Appeals Court and as Deputy Counsel to the Supreme Judicial Court of the Commonwealth of Massachusetts. She became associated with Roche, Carens & DeGiacomo in May 1987 after serving two years as the Associate Legal Counsel to Governor Michael S. Dukakis.

Ms. Wilkerson has, since coming to Roche, Carens & DeGiacomo, devoted a significant portion of her practice to real estate housing development, banking and general business matters. She is actively involved in new development and rehabilitation of low and moderate income cooperatives and condominium housing for rental and purchase as well as commercial development and the construction of a major religious structure in the Greater Boston area. Ms. Wilkerson has extensive experience in the Boston area as an effective advocate working with community groups and organizations seeking participation and involvement in housing and other issues. She represented the Boston Branch, NAACP in negotiations involving increased investments by Boston area banks in the minority community after a Federal Reserve Bank Board study found widespread discrimination by banks in Boston in their lending practices.

Ms. Wilkerson has also represented corporate clients, large and small, in general business matters. She has assisted such corporations with matters such as incorporation, annual filings, annual stockholder meetings, contract drafting, banking, project financing, negotiating, bidding and affirmative action and MBE matters. She has provided legal counsel to city and state agencies in the area of creating constitutionally acceptable minority business set aside programs in the post-Croson era.

DIANNE WILKERSON, ESQUIRE
107 Alban Street
Dorchester, MA 02124
451-9300 (W)
265-9777 (H)

PROFESSIONAL EXPERIENCE

5/87-Present	SENIOR ASSOCIATE ROCHE, CARENS & DEGIACOMO 1 Post Office Square, Boston, MA Specializing in real estate development, banking and general business
10/85 - 4/87	ASSISTANT LEGAL COUNSEL TO GOVERNOR MICHAEL S. DUKAKIS Governor's Office of Legal Counsel State House Boston, MA
9/83 - 8/85	LAW ASSOCIATE, CIVIL LITIGATION Leboeuf, Lamb, Leiby & Macrae New York, NY (Boston Office)
6/82 - 8/83	DEPUTY COUNSEL TO THE JUSTICES OF THE SUPREME JUDICIAL COURT Supreme Judicial Court of Massachusetts Boston, MA
8/81 - 6/82	JUDICIAL LAW CLERK Massachusetts Appeals Court Boston, MA

EDUCATION

BOSTON COLLEGE LAW SCHOOL
Newton, MA
Juris Doctor, 1981

Activities

Third World Law Journal, Co-Founder,
1980-1981

Honors

Chairperson,
National Frederick Douglass
Moot Court Competition, 1980-1981
Who's Who Among Students in American
Universities & Colleges, 1980

AMERICAN INTERNATIONAL COLLEGE
Springfield, MA
Bachelor of Science, 1978

Major: Public Administration
Minor: Political Science
Honors: Dean's List
Financial Executive
Institute Award

BAR ADMISSIONS

Massachusetts Bar, 1981
U.S. Court of Appeals, Pending
U.S. District Court, 1983
U.S. Supreme Court, 1989

PROFESSIONAL AFFILIATIONS

American Bar Association, House of Delegates,
since 1989
Massachusetts Black Women Attorneys Foundation,
President, 1987-1989
Massachusetts Black Women Attorneys, President,
1983-1986, Executive Committee, 1986-1987
Massachusetts Bar Association, Board of Delegates,
1986-Present
Lawyer's Committee for Civil Rights, Steering
Committee, 1984-Present
Women's Bar Association, Board of Directors,
1985-1987
Boston College Law School, Alumni Association
1986-Present
Mass. Continuing Legal Education, Inc.
Trustee, since 1988

APPOINTMENTS

Governor's/MBA Commission on Unmet Legal Needs of
Children, 1985
Governor's/MBA Committee on Alcoholic Client, 1985
Health Facilities Appeals Board, Appointed by Governor
Michael Dukakis, 1984

HONORS/AWARDS

Law and Community Service Award
Boston Branch NAACP, 1985
Martin Luther King Leadership Image Award
University of Lowell, 1986
Outstanding Alumni Award
American International College, 1981
Outstanding Young Women of America
1982, 1984, 1985
Paul Robeson Award for Special Achievement
Boston College Law School Black Alumni Network,
1987
Rainbow Multiversity
Community Service Award, 1987, 1989
First National Women in Leadership Mission to Israel
National ADL, 1987
President's Award
Boston Branch, NAACP, 1988
Museum Afro American History
350th Anniversary of Black Presence in
Massachusetts
Special Recognition, 1988
100 Black Influentials in Boston Listing
1988, 1989, 1990
Drum Major for Justice Award
Martin Luther King, Jr. Memorial Breakfast
1989
Boston Jaycees, 10 Outstanding Young Leaders Award
1989
Massachusetts Black Lawyers Association, Strides
to Justice Award
1990
Lawyers Committee for Civil Rights Under Law of the
Boston Bar Association, Community Service Award,
1990

COMMUNITY ACTIVITY

Harvard Street Neighborhood Health Center, Board
of Directors, 1984-1989
Boston Branch, NAACP, Board of Directors, 1985-Present
Lena Park Community Development Corporation (LPCDC)
Board of Directors, LBB Housing Board, 1985, 1986
State Office of Affirmative Action, Advisory
Committee 1987
Delta Sigma Theta Public Service Soority,
Boston Alumnae Chapter
Trustee, Carol DiMaiti Stuart Foundation

REFERENCES AVAILABLE UPON REQUEST

Evolution of an advocate for social justice

By Joanne Ball
Globe Staff

Dianne Wilkerson decided to pursue a legal career 10 years ago because she needed money and hated blood.

In her senior year of college, she remembers, her best job offer was as a manager trainee for J.C. Penney earning \$8,600 per year, admittedly "a lot of money" for a poor girl from Springfield, but not enough for a divorced mother to support two young sons. As she saw it, graduate school, with the opportunity for a high-paying career, was a must.

"It was a tossup between medical school and law school," said Wilkerson, 33. "I couldn't stand blood, so I chose law school."

Considering that she has used the law to take on the Democratic establishment in Massachusetts and challenge the popular mayor of Boston and accuse him and the Boston Housing Authority of racial discrimination, it is nothing short of astonishing that Wilkerson's decision to become an attorney was an afterthought based on economic necessity.

Despite her initial motivation, Wilkerson has found her niche and is reveling in it. She has become an effective and tireless advocate for equality. Her arguments are a fusion of reason and compassion.

"I absolutely love what I do," she said during an interview at Roche, Carens & Degiacomo, a Boston law firm, which encourages her to act on her commitments. Wilkerson is a senior associate practicing real estate law at the medium-size firm.

As she sat behind her cluttered desk — "I actually know where everything is," — she continued: "I love what having a law degree means and enables me to do. If you don't know how the system is supposed to work you can never tell if you're being wronged."

Wilkerson is the chairwoman of the housing task force for the NAACP's Boston branch and is one of the lawyers guiding the Boston public housing desegregation case to an apparently speedy conclusion.

WILKERSON, Page 38



^{THE}
Globe staff photo/Suzanne Kreiter
DIANNE WILKERSON ... considered a calming influence

For Dianne Wilkerson, evolution as an advocate for social justice

■ WILKERSON

Continued from Page 35

"Personally and professionally I am driven by the desire to fight unequal treatment and discrimination," Wilkerson said.

"I don't think people understand the devastation that discrimination can wreak on one's life.

"Do you know the suffering, the insidious things people went through because they could not get public housing?

"People lost their children because they had no home. Children were not able to attend school — for years at a time — because it was only last year when the law was passed in Boston that allowed homeless children to enroll in school.

"People lived on the streets."

Barbara R. Arnwine, one of Wilkerson's best friends and the lead attorney in the NAACP suit, said of Wilkerson: "She's an amazing lady. I think she's one of the real underrated leaders of this community."

Commands respect

Wilkerson commands respect even from adversaries and is regarded as a calming influence.

"She is someone I would always look to to reduce tensions and ensure that good communication rules the day," said Neil Sullivan, Mayor Flynn's senior policy adviser, who has been involved in the NAACP case.

"We have been able to discuss the events of the past few decades, and we have been able to move to negotiation and reconciliation rather than litigation and receivership," Sullivan said. "That is to the credit of everyone involved, and obviously she's been a key player."

The fourth of eight children — with four more half-brothers and half-sisters — Wilkerson grew up on the Hill, a poor neighborhood in Springfield. She was the first in her family to graduate from high school. She understood adversity and overcame it.

Although her grades were straight As, her high school counselor advised her to take a stenographer's course. Instead, she applied to American International College in Springfield, and was accepted with a scholarship.

Started family, and college

Watching her mother rear eight children, Wilkerson said, she thought it was normal for her to graduate from high school, get married, start a family of her own and begin college all at the same time.

"It never occurred to me that people couldn't get married, have a baby and go to college. I thought you could do all of that, and I didn't expect to have to make a choice."

"She is a classic over-achiever," said Rep. Raymond A. Jordan Jr. (D-Springfield), who knew of Wilkerson in their western Massachusetts hometown but actually got to know her in Boston.

As director of the Afro-American Cultural Center at American International College, where Wilkerson was a student, Jordan said, "I was always hearing about this Dianne Wilkerson person — that she was very, very bright, and was determined to make it — that she was destined to be a star."

She was what Jordan referred to as "a blue chipper."

"I got pregnant with my second son in January," she said. "He was born on Aug. 15, and Sept. 1, I started my second year of college."

Took time out

But after her sophomore year, it all came to a sudden halt. Migraine headaches associated with a mild form of epilepsy, and a failing marriage, forced Wilkerson to take a year off.

"That year, I got rid of my mi-

graine headaches, and I got rid of my husband. . . . I went back the next year and stayed on the dean's list for the next four semesters." She went on to law school at Boston College.

Her sons are Wayne Mills, 15, a sophomore at Weston High School, and Cornell, 14, who just began Boston College High School. "I'm really proud of them. They seem to have their heads on straight."

After she finished law school, she practiced criminal law at LeBoeuf, Lamb, Leiby & MacRae. "Five years out of law school," she said, "I was the most senior black woman in private practice."

The ranks of black female lawyers in Boston, she and others said, remain thin. If Wilkerson is made a partner, she will be the only one among the city's private law firms.

Habit of juggling

The habit of juggling is just that for Wilkerson — a habit, in addition to her legal work, raising her sons and her NAACP activities, she holds board positions with the Massachusetts Bar Association, Lena Park Community Development Corp., and other agencies. Her political activism brought her into the public eye.

Two years ago, while she was employed as an assistant counsel for Gov. Michael S. Dukakis, Wilkerson filed her first challenge to the Democratic State Committee, charging that irregularities during a Ward 7 caucus had prevented her from being elected a delegate to the state convention.

She and Bernard Snead, another black Dorchester resident, mounted a second challenge in 1987, alleging that the all-white Ward 7 delegation violated the party's affirmative action rules in its selection process. As a result, the delegation was unseated.

"For the first time" in the state's political history, said Louis Elisa, vice president of the Boston NAACP, who has been politically active, "they did not seat an all-white delegation. They did not seat any delegation."

"It was probably one of the most significant events in state politics involving people of color."

While admiring Wilkerson's tenacity, Jordan said, "She should have negotiated. She could have opened up that particular ward for some guaranteed minority seats; that was a possibility."

"Dianne's a person of principle who wouldn't compromise, but with me, I'm a person of principle but I'm also a politician. I would have negotiated rather than take it to the point which she took it."

In the public housing case, Wilkerson has negotiated with Flynn and other city officials, some say artfully.

"Dianne has the ability to look at items in a very comprehensive way," said Arnwine. "She can see things from a legal perspective, an organizing perspective, a strategizing perspective."

"She can think just like a corporate head, just like a judge, just like the governor, and just like the poorest person in this city."



CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR
RAYMOND L. FLYNN

March 4, 1988

Mr. Robert Vitello
Hi-Tech Structures, Inc.
64 Shady Hill Road
Weston, MA 02193

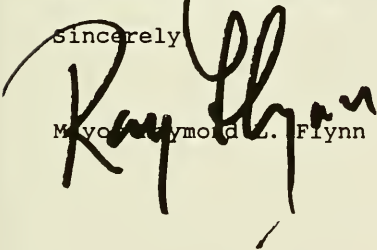
Dear Bob:

I am writing to thank you and your firm for your generous help on the Lonsdale Street project, and to congratulate you on behalf of the people of the City of Boston for your exemplary commitment to our community. Without your personal involvement these houses could not have been rebuilt. Your assistance stands as a shining example to the entire business community.

Your generous response to our request for help was particularly gratifying to me. I appreciate the efforts you made and the costs you bore to help these families regain their homes. I am proud to know that there are people like you in Boston's business community -- people willing to lend a hand when a neighbor is in need.

Although I pray that we will never again have to rebuild a destroyed neighborhood as we did on Lonsdale Street, I do hope the spirit of cooperation from that project lives on in all our work together. Thank you again for your help.

Sincerely,


Mayor Raymond L. Flynn



ARTHUR L. JONES
Press Secretary

CITY OF BOSTON • MASSACHUSETTS

Press Office
One City Hall Square
Boston, MA 02201
725-4461

OFFICE OF THE MAYOR
RAYMOND L. FLYNN

October 24, 1987
FOR IMMEDIATE RELEASE:

Contact: Arthur Jones
Deena Barghothi
John Riordan
725-4500

LONSDALE STREET GROUNDBREAKING

Four months after a plane crashed into a Dorchester neighborhood destroying \$2 million worth of private property, Mayor Raymond L. Flynn and State Rep. Jim Brett (D-Dorchester) today joined neighbors, friends and other officials at a ceremony marking the reconstruction of three houses leveled by the crash.

Mayor Flynn, who arrived on Lonsdale Street moments after the June 26 crash, began coordinating relief efforts for the victims early that morning. He has continued his involvement through the summer, helping the families in their legal claims against Cash Air and its insurer, and directing the BRA to rebuild the houses.

"This has been a true test of neighborhood strength and spirit," Mayor Flynn said. "Everyone from neighbors to architects, contractors, banks and residents of other neighborhoods came together in what has been a heartwarming display of compassion -- and this is the result," Flynn said, standing at the lot where the houses will be rebuilt.

At the mayor's direction Boston Redevelopment Authority staffers designed the new homes, found builders, and arranged financing. The BRA also sought the assistance of several private firms to replace the destroyed homes as inexpensively and quickly as possible.

As a result of these efforts, the families whose homes were destroyed in June should be moved in before Christmas.

-more-

Four individuals whose combined assistance helped save the families more than \$200,000 toward the cost of rebuilding are:

o Robert Vitello, High Tech Structures, who, at no charge, spearheaded the design and construction of the three homes.

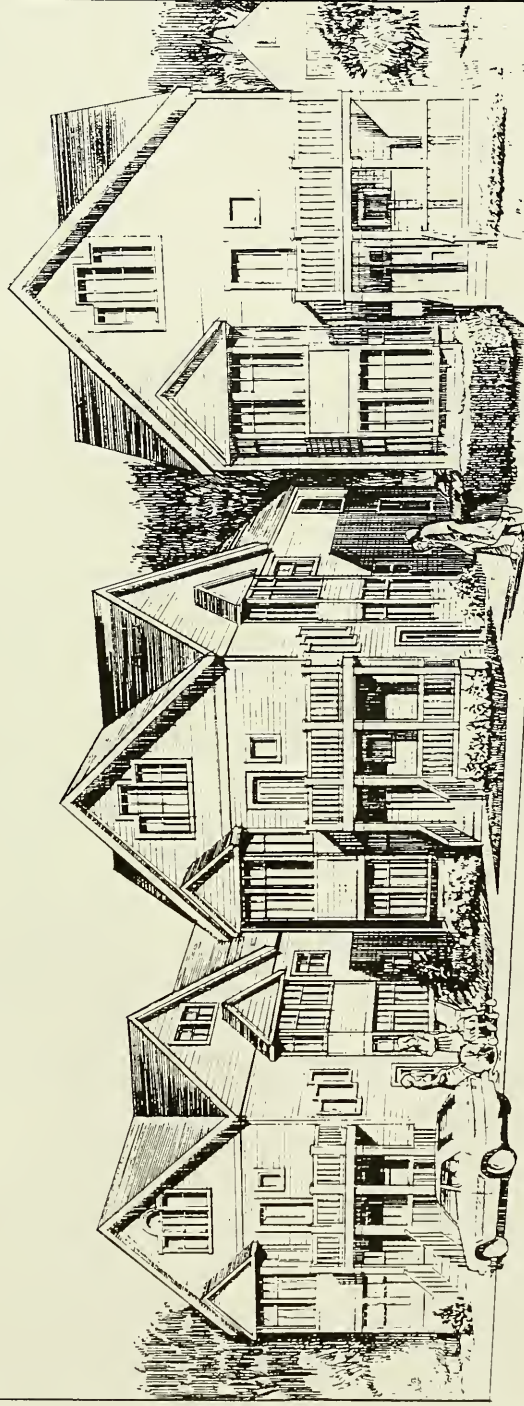
o Michael Saccone, Saccone Building and Management, who, as General Contractor for the reconstruction, donated all site and foundation work for free, and all other construction work at cost.

o David Schnee, Bruner/Cott & Associations, David Schnee, who along with other members of the Housing Committee of the Boston Society of Architects, reviewed and refined the initial home design plans free of charge.

o John Sullivan, Vice-President of the Bank of New England for Commercial Lending, provided construction and mortgage financing on very favorable terms and as rapidly as possible, saving the homeowners costs and time.

The Cash Air piper seneca crashed into the densely populated Dorchester neighborhood early in the morning on June 26, killing the pilot, injuring three residents, and destroying the homes.

Through his Office of Neighborhood Services and the Boston Redevelopment Authority, the mayor has coordinated relief efforts aimed at "helping those who lost their homes to return quickly to their neighborhood in new houses."



Boston Redevelopment Authority •

• Boston Society of Architects

B S A

DOSTON
DEVELOPMENT
AUTHORITY

Lymond L. Flynn

September 4, 1987

phen Coyle

City Hall Square
Boston, MA 02201
(617) 222-4300

Mr. Robert J. Vitello
Director
Hi-Tech Structures, Inc.
4 Shady Hill Road
Boston, MA 02193

Dear Mr. Vitello:

Bob Rush has told me of your herculean efforts to help the Mayor create affordable housing for the residents of Lonsdale Street who lost their homes in the recent airplane crash. I understand that you have packaged a construction project with Saccone Building Corp. and Northern Wood Fabricators that could deliver three affordable two and one-half story buildings to the Dorchester site and have them ready for occupancy by Christmas 1987, given certain assistance from the City.

Your extraordinary efforts are greatly appreciated. Our initial presentation to the Mayor and the site owners was greeted with much enthusiasm. Bob and I will meet with the owners individually next week to review the final architectural and financial aspects of the project. We hope that this process will conclude within a week or 10 days and that we could then firm up the details with you.

We recognize that in order to achieve a December occupancy certain decisions must be made very soon. However, it is also important that the individual families be brought into the process at a speed consistent with their ability to react to this tragic occurrence. If we cannot progress as rapidly as we would like within the next few weeks, we understand that it would be impossible for you and your associates to deliver within the current schedule.

We intend to move forward with you and the homeowners as fast as possible. We greatly appreciate your efforts and the generosity of you and your associates in giving us such an affordable package in such short time. Bob Rush is the manager assigned to this project; he will stay in touch with you as we progress.

Thank you for all your help. We look forward to working with you and your associates in this very important endeavor.

Sincerely,



John Huggins
Chief of Staff



BSA

Committee Housing Committee

September 29, 1987

Mr. Robert J. Vitello, Director
HI-TECH Structures, Inc.
64 Sandy Hill Road
Weston, MA 02192

Dear Mr. Vitello:

I enjoyed participating in the September 16th meeting with you, Mike Saccone, Tom Maistros, and Laura Burns. I am most impressed by your efforts to assist the Mayor in providing new affordable housing for the families of Lonsdale Street, who lost their homes in the recent air plane crash. It is an extraordinary undertaking to build quality housing within such a tight schedule, however, I am convinced that this project will exceed all expectations.

The Boston Society of Architects Housing Committee would like to volunteer its services to assist you and the City in expediting this project. The Housing Committee works to educate the public and the profession about housing issues in the greater Boston area. A major focus of this past year has been on how good design and new technology can provide affordable housing. We have held two public seminars on the potential of manufactured housing. We are involved in a year long study funded by the B.S.A. and a Massachusetts Housing Partnership E.O.C.D. grant to analyze conventional and manufactured urban housing. We are also designing a three bedroom panel system townhouse to be built at the Build Boston exhibition in November.

These endeavors, as well as our individual positions as architects and related professionals, gives us experience that may be of assistance to you and the City in seeing this project through construction. The committee welcomes the opportunity to provide advice on design, code and safety, siting, energy studies, and in other ways you may require.

I look forward to hearing from you and working with you on this project.

Sincerely,



David Schnee
BSA Housing Committee

5863B
DS/smk

cc: Leland D. Cott, AIA - Chair, Housing Committee
Bob Rush - Boston Redevelopment Authority
Tom Maistros - Boston Redevelopment Authority
Mick Saccone - Saccone Builders
Tim Edwards - Northern Wood Fabricators

The Boston Society of Architects

305 Newbury Street
Boston, Massachusetts 02115
Telephone 617 267-5175

A Chapter of
the American Institute
of Architects

The Boston Globe

Founded 1872

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Editor

THOMAS WINSHIP, 1965-1984

Fast-track housing

In August, Mayor Flynn decided to help three families on Lonsdale Street in Dorchester rebuild their houses, which had been destroyed when a plane crashed and burned. Last week, after five frenzied months, the siding on the houses was being nailed into place. The houses should be ready for occupancy by the end of next month.

These three-family houses have been built with speed, especially considering the languid pace usually set by the city bureaucracy. In part, this was because everyone involved — city officials, bankers, contractors — wanted to help the nine households displaced by the plane crash. The Lonsdale Street lesson can be applied to other projects to build affordable housing in Boston neighborhoods.

The mayor became involved on hearing that the insurer for the airline refused to pay damages to the victims. Rather than wait out a court suit, he instructed the Boston Redevelopment Authority to coordinate the rebuilding of the three houses.

John Huggins, BRA chief of staff, assigned architect Thomas Maistros to design the houses. He did it in two days. At Huggins' request, BRA project manager Robert Rush persuaded an outside consultant, Robert J. Vitello, to coordinate construction activities. Vitello arranged with Northern Woods Industries of Scarborough, Maine, to prefabricate the frames of the houses. He also contracted with

the Secony Building Corporation of Canton to do on-site construction.

At Huggins' urging, the Bank of New England agreed to write mortgages on all three houses. The Maistros plans were checked and approved by the city Department of Inspectional Services, nudged along when necessary by mayoral aide Joe Fisher.

When a house is built at this speed, problems are bound to arise. Kathleen Tully, whose family owns one of the houses, expresses frustration because the move-in date, originally Dec. 24, has been pushed back two months. Yet the project is a credit to all who have taken part. The design fits perfectly into the pre-World War I streetscape. Because the bank and Secony waived some of their charges, the houses cost a bargain price of \$150,000 each.

Boston housing officials should take the knowledge and skills acquired in the Lonsdale Street project and apply them to the 747 buildable vacant lots owned by the city.

Campaigning for reelection, Flynn spoke of the hundreds of building permits for affordable housing issued during his term. The city has made progress — however slowly — at devising a housing policy, but Lonsdale Street shows how fast the bureaucracy can work when the mayor applies the lash. Houses using the same design would an asset to many other housing-poor neighborhoods of Boston. City agencies should work to ensure that these houses are also built in a hurry.



Exactly one week after groundbreaking ceremonies, the three new houses on Lonsdale Street are raised and stand ready for roofs. They replace homes destroyed in last summer's plane crash.

(Photo by Susan Meyers)



Boston Huntres for Boston Neighborhoods is a Competition for a prototype design for ownership housing in multi-family buildings.

The purpose of the Competition is to stimulate creative approaches that will reduce housing costs and increase affordable homeownership opportunities in the city of Boston.

Competition entries were measured against a set of criteria which included the following: 1 Quality of design and sensitivity to neighborhood context; 2 Innovation in design, techniques, or use of materials; 3 Cost; 4 Replicability on a variety of sites; 5 Ability of the proposer to follow through with construction of the entry

First Prize Award: \$10,000
Winner has obligation to build the winning entry

November 1, 1988

BOSTON HOMES FOR BOSTON NEIGHBORHOODS **A COMPETITION OF THE GREATER BOSTON REAL ESTATE BOARD**

FIRST AWARD	Architect	
	CityDesign Collaborative Inc Steven A. Heikin, AIA David Flaschenreim Boston, MA	
Developer	Hi-Tech Structures, Inc. Robert Vitello Weston, MA	
Builder	Coastal Structures, Inc. Tim Edwards Portland, ME	
SECOND AWARD	Architect	
	Comunlos, Inc. Antonio DiMambro, AIA Robert W. Corbett, AIA Boston, MA	
Developer	Planning Office for Urban Affairs, Archdiocese of Boston Michael Graden Gerrald Pucillo Boston, MA	
HONORABLE MENTION	Architect and Developer	
	Winslow Design Associates John A. Winslow Cambridge, MA	

CityDesign Wins "Boston Homes for Boston Neighborhoods"

An independent jury of representatives from the public and private sector selected Boston architectural firm, CityDesign Collaborative Inc. as first place winner of \$10,000 in the Greater Boston Real Estate Board's "Boston Homes for Boston Neighborhoods" design competition for affordable ownership housing in the city.

The awards ceremony, attended by more than 125 people, was held at the Westin Hotel in Copley Square.

The unique aspect of this competition is the Provision that the winning firm must actually construct its proposed design in this case, a three-unit structure, three stories and 35 feet high. The design is not expected to require variances from current codes or regulations.

Because of the requirement for construction, entrants generally adopted a team approach. For the winners, Robert Vitello of HiTech Structures, Weston, MA Inc. will act as designer, and Tim Edwards of Coastal Structures Inc., Portland, Maine, will act as builder. The individual entrants from CityDesign Collaborative are the firm's principals, Steven Heiken, AIA and David Flaschenreim.

Of the winning entry's three proposed units, one would cover the entire first floor, while the other two would be duplexes in a townhouse arrangement on the top two floors. The proposal, which also includes three parking spaces, describes the project as follows:

"The two different unit types—ground level flat and upper level duplexes—create a diversity of appeal for a broad target market. The ground level flats would be appropriate for families with children who prefer to be at grade for direct outdoor access, extended families including older people for whom climbing stairs is difficult, and single parents with young children with a similar desire to avoid stairs. The upper level duplexes offer the appeal of a single family, two-story



Jury Chairman Corcoran (center) presents the award for first place to (left to right) Project Developer Robert Vitello of Hi-Tech Structures, Inc. in Weston; Project Architect Steven Heiken, AIA, of CityDesign Collaborative, Inc. of Boston; Project Builder Tim Edwards of Coastal Structures, Inc. of Portland, ME; and, Project Architect David Flaschenreim of CityDesign Collaborative, Inc.

townhouse would complement the expense for the typical couple with children. The traditional style and materials of the structure are also designed to fit in the context of Boston's residential neighborhoods, and to be familiar and appealing to persons who have grown up in such neighborhoods."

The competition resulted from recommendations of the Real Estate Board's 1987 Housing Production Task Force, based on a study of the factors inhibiting housing production in Boston. In addition to other suggestions, the task force recommended a design competition seeking innovative techniques or materials which would significantly lower the cost of housing construction and reduce the ultimate purchase price to a level deemed affordable under guidelines of the Massachusetts Housing Finance Agency (MHFA).

CityDesign's winning entry proposed reducing costs in the following manner:

"The structural system is conventional wood frame with the major exception that a panelized construction system is used. Reduction in on-site construction time with this method is substantial, reducing costs and minimizing security risks.

Panels are made up in varying sizes up to full wall lengths, and loaded on a truck in reverse order of erection so that they may be removed from the truck and erected quickly in a logical, pre-planned sequence. Exterior panels are completely assembled from interior studs to exterior siding material... Floor decks are also pre-assembled and quickly erected with a small crew. Wall system components used to achieve this rating include 6 inches of batt insulation and (other) high-tech materials."

Echoing the recommendations of the Real Estate Board's Housing Production Task Force, the winning proposal suggests saving money through

"...use of the fast track approval process at ISD (the City's Inspectional Services Department), which could be further speeded for future projects if additional developments using the same approved module can get quick plan review approval. The use of a tested and proven panelized construction system rather than an untried new technology is also useful."

According to the jury's recommendation for winners, CityDesign Collaborative's proposal "combines a clear design concept and well resolved floor plans with an attractive and livable

design. The units are clearly zoned to provide a separation of household functions, yet provide an efficient layout which contributes to cost savings." The judges went on to note that "This design allows the entry to all homes to be no more than one flight up from grade. The jury was also impressed that the basic module worked equally well as a stand-alone three-family or combined in a row-house configuration of several modules."

Rosalind E. Gorin, 1987 president of the Real Estate Board and chairman of its Housing Production Task Force, chaired the committee responsible for the competition and also hosted the awards ceremony.

The jury for the competition included chairman John M. Corcoran, a partner of John M. Corcoran & Company in East Milton and a director of the National Association of Homebuilders; Mossik Hachobian, executive director of Urban Edge Housing Corporation and Urban Edge Construction, the community-based nonprofit housing development and service organization; Robert H. Kuehn Jr., a principal of Keen Development Corporation in Cambridge and chairman of MHFA's Advisory Committee; M. David Lee, AIA, vice president of Stull and Lee and partner-in-charge for the Newmarket urban industrial master plan in Boston; Brenda Case Lightner, AIA, assistant director of the City of Boston's Public Facilities Department; and William L. Rawn III, AIA, principal of William Rawn Associates, itself the winner of the Boston Society of Architects Housing Design award for the firm's Andrew Square row-houses in Boston.

The jury's statements praised all 17 registrants for having submitted thoughtful responses to this competition and also commended the Greater Boston Real Estate Board "for having sponsored this important event."

And The Winner Is ...



This winning three-family entry offers traditional style and materials designed "to fit into the context of Boston's residential neighborhoods, and to be familiar and appealing to persons who have grown up in such neighborhoods."

\$10,000 award, but design must be built

CityDesign Collaborative wins GBREB affordable housing design competition

CityDesign Collaborative, Inc. of Boston was the first-place winner in the "Boston Homes for Boston Neighborhoods" design competition, sponsored by the Greater Boston Real Estate Board (GBREB). The award, worth \$10,000 to the winner, was one of the recommendations in the GBREB's Housing Production Task Force which focused on affordable ways to increase housing supply.

The competition sought "innovative techniques or materials which would significantly lower the cost of construction ... to a level deemed affordable under the guidelines of the Massachusetts Housing Finance Agency."

To ensure that only realistic proposals were submitted, the award comes with the proviso that the proposed design actually be built. As a result, entrants utilized a team approach, working in concert with builders and developers. Seventeen designs were submitted, and although

there was only one grand prize, the judges awarded a second place award to Comunitas, Inc, Boston, and an honorable mention to Winslow Design Associates, Cambridge.

CityDesign Collaborative's design will be developed by Robert Vitello of High-Tech Structures, Inc. of Weston and built by Tim Edwards of Coastal Structures, Inc. of Portland, Maine.

The winning design, submitted by Steven Heikin, AIA, the firm's principal, and David Flaschenriem, is a three-unit, three-story structure which will not require variances from current codes or regulations.

The first floor of the building comprises one unit, while the other two are duplexes split between the two top floors. The proposal allows for three parking spaces.

Cost reduction is achieved through the use of a panelized con-

Continued on page 7

Affordable housing design

wins award

By Teresa M. Hanafin
Globe Staff

A three-family, wood-frame house with a flat on the first floor and two-story, side-by-side townhouses above has won a housing design contest sponsored by the Greater Boston Real Estate Board.

The house, which can be built on a vacant lot donated by the city if the developers so choose, was designed by architects Steven Heikin and David Plaschenriem of CityDesign Collaborative Inc. of Boston.

Because of competition guidelines specifying that the winning design be built, CityDesign hooked up with two partners to make its blueprint a reality: Robert Vitello of Hi-Tech Structures Inc. of Weston will be developer, and Tim Edwards of Coastal Structures Inc. of Portland, Maine, will be the builder.

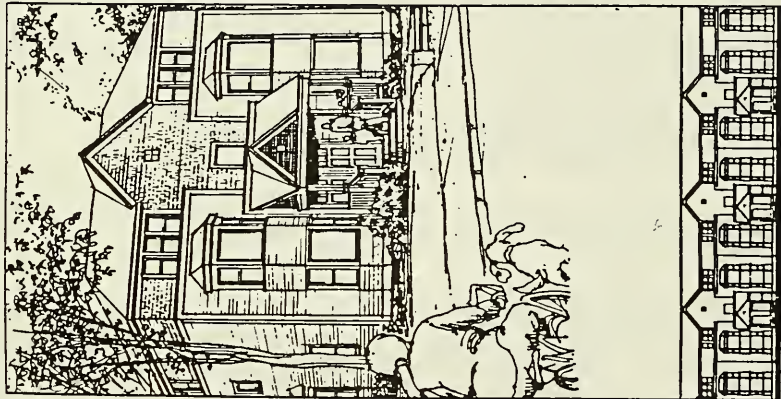
The design was chosen from among 17 entries and announced during a luncheon at the Westin Hotel yesterday. The winners receive \$10,000 — half of it yesterday and the rest when construction begins.

The point of the design competition, developed by the real estate board's housing production task force, was to increase the supply of affordable housing in the city by soliciting prototype designs using construction methods that would lower building costs and could be duplicated by other builders.

Each of the units in the house will be sold as condos, priced at \$70,000 to \$75,000 for a one-bedroom condo and \$80,000 to \$85,000 for a two-bedroom unit.

Although a marketing plan has not been worked out, real estate board officials said the intention is to sell each unit separately to families that meet certain income guidelines.

From the outside, the winning design looks like a two-family house, with two front doors, one leading to the bottom unit and the other to



A sketch of the winning entry by architects Steven Heikin and David Plaschenriem.

the duplexes. With the flat-duplex arrangement, all main doors to the units are on either the first or second floor.

The first-floor unit, with three bedrooms, a bathroom, a living room and small kitchen and dining area, measures 1,137 square feet. One townhouse has three bedrooms and is 1,280 square feet; the other, two bedrooms and 916 square feet.

The design also includes parking for one car per unit behind the house, and a small yard. Rear decks, bay windows, closet and storage space, appliances and a full basement with laundry hookups also are included.

Building costs will be kept low by the architects' use of prefabricated wall panels trucked to the site and assembled.

Second place went to Comuniltas Inc. of Boston; an honorable mention award was made to Winslow Design Associates of Cambridge.

CityDesign and its partners have the option of choosing to build their house on a lot donated by the city. Public Facilities Department from its stock of city-owned vacant lots. Five lots in Roxbury and Dorchester, each 7,000 to 10,000 square feet, will be offered.

Meanwhile, the city is about to announce the names of nine finalists in a second housing design competition, sponsored by Public Facilities, in which developers and architects are asked to use modular design to keep construction costs low.

The nine finalists in that contest, scheduled to be named within 10 days, must design three prototypes. All will receive a \$4,000 honorarium each to assist them in their design plans. The winner, to be announced in early February, will receive three city-owned lots on which to build its winning designs.

REAL ESTATE

Lots & Blocks



Globe staff photo/David L. Ryan

iane and Bob Vitello stand in front of the townhouse condos, Southwest Crossing, they are building in Roslindale.

Just another challenge

Bob Vitello grew up in Roslindale. And he remembers when the houses at Cummins Highway and Ave Street were taken by eminent domain by government transportation officials anxious to extend Interstate 95 as part of a grand Southwest Corridor.

The highway never was built and the lot sat vacant for years. "It was an eyesore and a trouble spot," Vitello says.

But no more — thanks to city and state housing officials and Vitello, owner of Hi-Tech Structures of Boston and developer of the former city-owned site. Vitello isn't a stranger in challenges; he has rebuilt three Lonsdale Street houses in Dorchester destroyed in a plane crash in June of 1987. Last fall he teamed up with CityDesign Collaborative of Boston to win a design contest for affordable housing sponsored by the Greater Boston Real Estate Board.

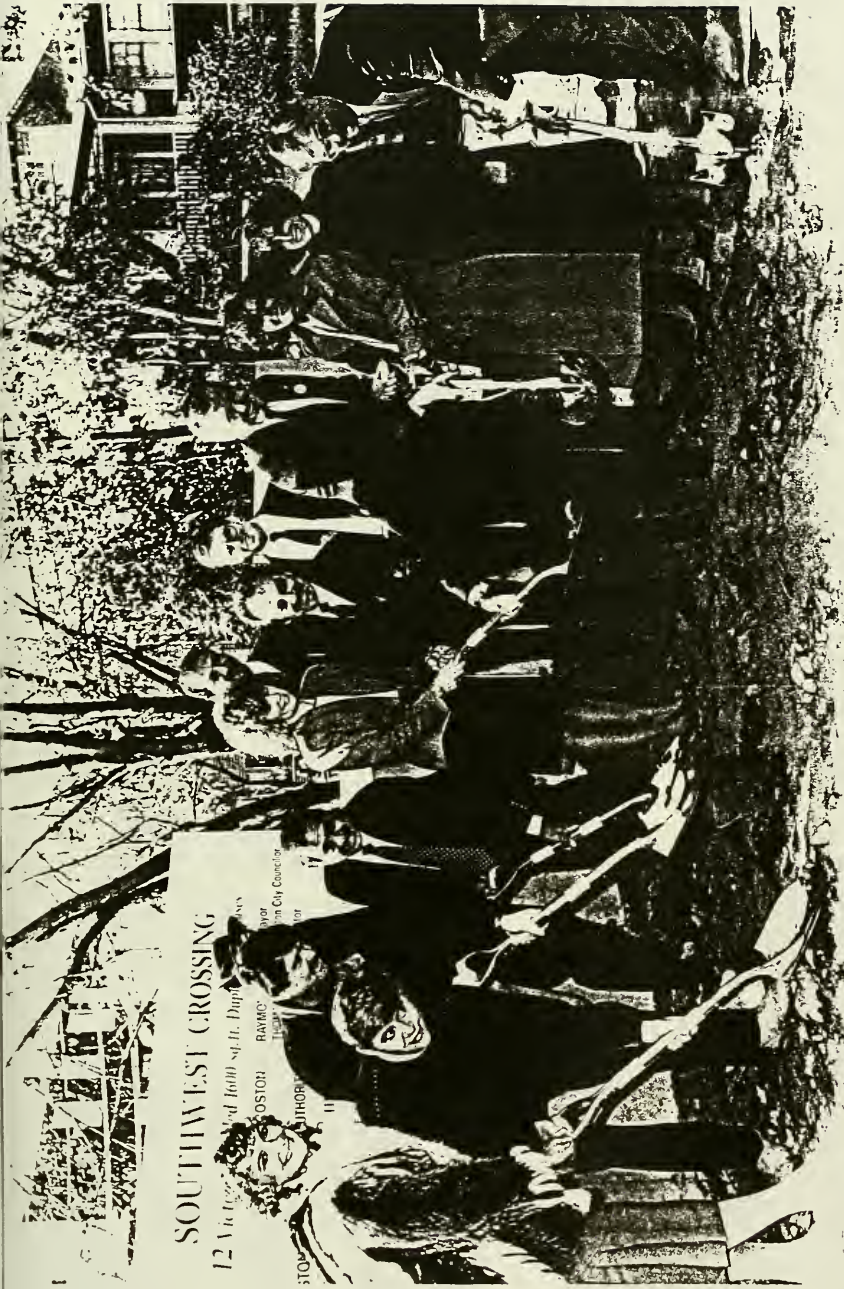
CityDesign is working with Vitello again on the 51,000-square-foot Roslindale lot, now called Southwest Crossing. The site is sprouting handsome condo townhouses — using panelized construction — complete with red cedar clapboard siding, private driveways, attractive landscaping and, in a nod to the neighborhood, front and back porches.

There are 12 townhouses in all, two to a building. Three buildings are on the street and three are in back. Each has 1,600 square feet of living space, three bedrooms — including a huge master bedroom — and full basement. Read: families. Other touches include 8-foot ceilings, imported tiles, washer-dryer hookups and plumbing for a bathroom in the basement and wall-to-wall carpeting.

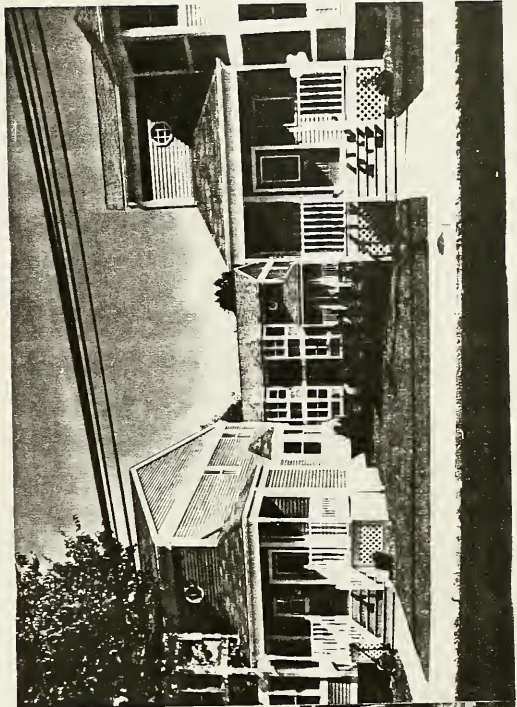
The remaining eight condos include extra touches.

For example: marble entryways, microwave ovens and solid oak cabinets.





At the Rowe Street housing groundbreaking for the Southwest Crossing, builders Diane and Robert Vitello join Mayor Raymond L. Flynn, Hyde Park Councilor Tom Menino, BRA Director Steve Coyle and Roslindale residents to make the start of six new duplex homes near Sacred Heart Church. The twelve unit housing development on a vacant parcel of land set aside in 1969 for construction of Interstate 95.



EARLY-BIRD WEEKEND LISTINGS

REAL ESTATE

**TODAY'S
TIP-OFF**

HOUSE THAT RUTH BUILT: When Babe Ruth was a Red Sox pitcher he bought a Sudbury farm. See it on Page 3.



Roslindale: Main St. U.S.A.

Roslindale, less densely populated than most of the neighborhoods nearer downtown Boston, resembles a small residential suburb surrounding the original village green.

Part of West Roxbury until a century ago, Roslindale has the reputation of being the "quiet neighborhood" of Boston.

More than half of its housing units are owner-occupied and some of the homes that climb the hills surrounding the "dale" overlook the Arnold Arboretum.

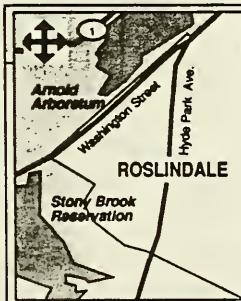
Revitalization of the neighborhood got a shot in the arm a few years ago when Roslindale won a grant from the National Trust for Historic Preservation's "Main Street" program.

The latest milestone in the community's on-going rehabilitation is the conversion of the abandoned Abrams school building by the painters' and glaziers' unions, which have also set aside space and will fund an after-school day-care center.

Plans likewise are in the pipeline to convert the vacant power station opposite Adams Park into office space, according to City Councillor Thomas Menino.

Affordably priced condominiums are part of Roslindale's new look.

New duplex Victorian homes with porches at South West Crossing add an old-world touch to what was recently a vacant lot on Rowe Street. The city has upgraded the street and sidewalks, and the 12 three-bedroom homes will have a homeowners association.



FACTS ON ROSLINDALE

- Population: 32,873
- Area: 4.6 square miles.
- Places of worship: Catholic, Protestant and Greek Orthodox.
- Public school system: four elementary, one middle school. Also one parochial, and one private Catholic girls' high school.
- Tax rate: \$8.45.
- Commute: Commuter rail, Red and Orange Line stations; MBTA buses to these stations and other Boston neighborhoods.

The dining room has a bay window and the eat-in kitchen has a microwave oven and sliders to a deck. There are 1½ bathrooms, and the basement is plumbed for an additional bathroom.

REAL ESTATE

Automotive 51
TV & Radio 59

Swedish prefabricated housing heading here

Begus factory building townhouses in Worcester

thony J. Yudis
Staff

Sweden, a leading exporter of prefabricated housing, is planning to enter the U.S. through a consortium of four manufacturers of prefabricated housing.

On the East Coast, with Boston as the entry point, will be the initial market, according to John Pattison, general manager of Begus Inter, the Swedish housing firm, and Robert J. Vitello, president of Stockholm Structures, Inc., headquartered in Weston.

Stockholm Structures, said Vitello, the U.S. agents for Begus Inter. Orders have already been put under contract, including a \$10-million deal for a 248-unit townhouse development on Mill street in Worcester by Pond, Inc. The Pond-View condominium, with William Coltin as principal, is the largest single order in the history of a prefabricated housing export to the U.S., Pattison said.

John, a British citizen who has lived in Sweden for 20 years, was introduced to Boston where he is helping set up the U.S. entry.

Initial orders also include two projects to be assembled in South Kingstown, R.I. and one in Peekskill, N.Y. In South Kingstown, developers Donald Huggins and Charles Anderson are planning a three single family and attached townhouse development of more than 200 units using \$7 million worth of Begus components. Developer Lisa Flore, of South Kingstown, is planning 61 family homes in her community.

The \$3 million order from Begus Inter will build a 84 million, 35-unit townhouse development.

The lead company in the consortium is Begus Inter, AB, based in Kungälv, Sweden. Pattison is an official of this consortium under the name of Begus Inter, AB, Pattison said.

They have reviewed the American market and we like its posture and size," said John. "We feel that we can compete in the markets very well with a high quality home product created for the American market."

John has always been exporter-oriented, since the Swedish housing market is small. The company, he said, exports to Germany, Britain, France, Finland and Norway and has developed housing for African, Middle East and American markets. It also has a presence through United Nations organizations.



Bringing Swedish-built housing to U.S. are, from the left, Richard M. Rizzo, treasurer of Stockholm Structures, Inc., of Weston, John Pattison, general manager of Begus Inter of Sweden and Robert J. Vitello, president of Stockholm Structures.

GLOBE STAFF PHOTO BY TED DULLY

Sweden has about 50 to 60 fully automated and computerized factories producing prefabricated housing and all are located in areas heavily forested with pine. The lumber is kiln-dried to a moisture content that the Swedish housing representatives claim is lower than U.S. lumber, resulting there is less shrinkage in walls and ceilings after construction.

Standard designs

"Sweden has a number of standard designs of housing which are used all over the world," said Vitello, "but here we are going to work with U.S. developers and their own architects. They give us the plans and we work off their plans in the factories, with perhaps some modifications. Homes and townhouses will be on

the whole traditionally American."

"Since we work in so many markets we try to keep our production lines very flexible to handle various design plans," said Pattison.

Begus will ship the house shell complete with kitchen cabinets. The shipments will include external walls, doors and windows, ground floor and upper floors, load bearing walls, roof trusses and basic roof finish and stairs. Doors and windows are installed in the finished walls at the factory to assure a tight fit before shipping, said Pattison. Walls vary in thickness from 6½ inches to 8½ inches to 12 inches and, for more rigorous winter climates here as in Sweden, the walls are heavily insulated. Windows are triple glazed, said Pattison.

All the components are produced from timber. "We don't send brick work or products like cedar shingles which are not available in Sweden anyway," said Pattison.

Housing parts are not more than 40 feet in length since they are packed in 40-foot containers and when they arrive in Boston, the containers will be loaded onto trucks and taken to the building site ready to be fitted together.

All holes are cut at the factories to allow for plumbing and electrical piping and wiring, he said. The companies can produce single family homes, attached townhouses and low rise commercial buildings, but nothing of more than three stories.

With more than 6000 miles to go to deliver the Swedish product, how can the Swedes be competitive with U.S. housing manufacturers? Vitello claimed the Swedes started much more earlier than their American counterparts in fully automating prefabricated housing production and their production costs are much lower.

Timber is very accessible and labor costs also are lower than in the United States, he said, and production is maintained year round.

"We will be competitive," added Vitello.

He claims that by assembling a Begus unit on a ready-made foundation a builder will save 60 to 65 percent in production time in comparison to a home built completely on the site.

"A two-story townhouse can be put together in one day and we can put the roof on a ranch-style single family home by lunch," said Pattison.

Housing that will be produced for the U.S. market will range in price from \$60,000 to \$300,00, said Richard M. Rizzo, treasurer of Stockholm Structures. In Worcester, the cost for the townhouse condominium, which will have about 1800 square feet of living space, is expected to be roughly in the \$80,000 to \$90,000 price range and final prices will depend on amenities the builder is putting into his projects, he said.

"Our market eventually will be mostly in the large expensive models," said Rizzo.

Pattison said that 10 units is the minimum for a single order. "Otherwise it would be too costly to transport less units than that at one time." He said for any project Begus sends a technician from Sweden to the development site when the delivery is made to make sure the parts are fitted properly.

For the Worcester project, three technicians will be sent to the site "since this is our biggest project and the first in the United States and we are interested in doing a good job," Pattison said.



ard Rizzo of Wellesley, treasurer of Stockholm Structures Inc., shakes hands with his excellency Wilhelm Wachtmeister, ambassador of Sweden to the U.S., right, during a recent reception at the Ritz-Carlton in Boston. Wachtmeister came to Boston to announce the formation of a housing consortium headed by Begus Inter,

Korsberga and the appointment of Stockholm Structures, Inc. in Weston as its exclusive U.S. agent. Looking on, from left, are John Pattison, managing director of Begus Inter, Robert Vitello, president of Stockholm Structures, and Berno Trost, Swedish trade commissioner.

Hayes named v.p. at RTC

Joseph P. Hayes has been named vice president of marketing support for RTC System Inc. in North Attleboro.

In his new position, Hayes will be responsible for marketing communications, education and training, development of new VAR relationships, headquarters production support and all other marketing programs.

Hayes is a resident of Wellesley and has been with RTC since 1984.

A computer industry professional, he has over 20 years of experience in sales management, industry marketing and corporate planning.

Computer crime prevention workshop

A computer security expert will be leading a one-day non-technical seminar on preventing bank computer crime at the Wellesley College Club on May 7.

The seminar will be led by Dr. Sanford Sherizen, president of a computer crime prevention consulting firm.

For more information, call Data Security Systems Inc., at 653-7101.

Coward Shoe closes

Central Street has fewer soles and socks this week and could sport more bassinets and booties before

Coward Shoe Inc., hung up its shoehorns and closed its doors recently after 28 years at 102 Central St. A boutique is to take its place.

DeSimone, who managed the shoe store during the last year, said it left the location because of a decrease.

"They went up quite a bit — and then they added a stage onto it," DeSimone said. He said the shoe store might open a store elsewhere in town or in the surrounding area. Meanwhile, the company will be selling footwear from its Winchester and Boston stores.

DeSimone said he and the Wellesley store's other employees were transferred to the branch in Boston. The only two part-timers got jobs with other companies, he said.

BABY BOUTIQUE THAT will replace Coward Shoe is scheduled to open April 22.

DeMann of Homestead Road said she is a co-owner of the new store, Abigail's Children's Boutique in Wellesley. Mann said it will be a "sister store" of Abigail's Children's Boutique in Osterville. That store has been on Cape Cod nine years, she said.

DeMann said the new store will stock specialty and children's clothing and accessories.

Odd Fellows sponsoring telethon

The Independent Order of Odd Fellows, a Wellesley group, and its sister organization, the Rebekahs, will be major sponsors of the Arthritis Foundation Telethon to be broadcast on WXNE-TV Channel 25 on April 28.

Odd Fellows and Rebekahs in 140 Massa-

chusetts communities will hold a variety of activities this spring to support the telethon, including dinners, volleyball games, roller skating, etc.

The telethon is supported by many other companies.

Companies or individuals interested in supporting the telethon should call the foundation toll-free at 1-800-882-1464.

PANORAMIC VIEW TO BOSTON

Lookout Farm South Natick

Sparkling detached Condominium, 3 bedrooms, 3 baths & 2 half baths. Fireplace, finished basement with kitchenette, central air, 2 car garage, terrace, country living with no

Wave Of Swedish Manufactured Homes To Hit Mass. Shore

On April 3, 1983, Plenipotentiary Count Carl Philip de Creutz, ambassador Extraordinary of Sweden, and Benjamin Frankfurter, minister plenipotentiary of the United States of America, signed a treaty of Amity and Commerce between Sweden and the United States. And now, some 200 years after the commerce provision of the treaty is being activated through the shipment to the United States of more than 600 units of Swedish manufactured housing.

The shipment—the largest order of manufactured housing to be exported in Sweden this year—is coming from Begus Inter of Sweden and will be distributed here by the company's exclusive U.S. agent, Stockholm Structures Inc. of Weston. The signing of a ten-year plan of agreement between the two

companies was announced in Boston recently at a ceremony witnessed by U.S. Excellency Count Wilhelm Wahlström, Swedish ambassador to the United States.

Begus Inter's first major order from the United States calls for 248 townhouse units for Pond View Condominium development in Worcester. The project, going up on a 35-acre site, will cost \$17 million and is expected to be completed by mid-1987. The pre-engineered wooden units will be shipped to Boston in phases: 16 townhouses in the first delivery and 14 to be shipped almost immediately thereafter. The units will be transported to the port of Boston from Gothenburg, Sweden in 480 forty-foot, open top containers.

Begus Inter is also working to fill additional orders for 174 units at the 102-acre Sweet Allen Farm complex and 61 units for the South County Hills development, both in South Kingston, R.I. The Swedish company will also be supplying 95 units for the 56-acre Skytop Acres development in Courtlandt, N.Y.

The Ins and Outs of the Business Lunch...

BARRETT'S
ON BOSTON HARBOUR



Constitution Plaza • Charlestown, Mass 02129 • (617) 242-0709

New Hears For Deeds

Effective June 1, the new recording at the Hampden County Registry of Deeds will be changed to 9 A.M. to 4:00 P.M. The office will be open until 4:30 P.M. Beginning next past two years, it has become necessary that the photocopy department, along with the front counter, close business early in order to complete the recording procedures, cash-out, and to avoid the required office closing procedures.

Confidence Rising In Revaluation

continued from page 3

In addition to the meetings already held with CIDREB officials, representatives of Building Owners and Managers Association (BOMA) and the Rental Housing Association (RHA), the department has held a Boston financial executive round table. Analyzing the data they've collected, Mr. Friend said, "The more serious the inflation tapper in the revaluation process, the more confident the department will be in the quality of the final product."

"We want participation and involvement," Mr. Friend said. "We want the business community to be involved in what we can hear their concerns and deal with the issues they raise before the final assessment comes to fruition."

Preliminary state certification of the new assessments should be forthcoming by the end of this year, Mr. Friend said, adding that the department will hold informal meetings between January and March of 1984. Those hearings, he said, might also be expected to generate complaints in order to about five to 10 percent of the properties involved. But the department is hopeful that because the real estate community has been involved from the outset, most of the

Stockholm Structures Inc., the exclusive American agent for Begus Inter, is a real estate and marketing development company that was formed in 1984. Its president, Robert Viallo, has been a pioneer in the importing of Swedish manufactured housing into this country and has used the structures in homes, townhouse condominiums and resort properties throughout New England. Begus Inter, a combination of four manufactured housing companies in Sweden, is the largest manufacturer and exporter of pre-engineered housing in the country. □

Governor Appoints Thrift Fund Board

Gov. Michael Dukakis recently swore in seven members to the board of directors of the newly created Thrift Institution Fund for Economic Development. Eight other directors have been appointed by the Savings Bank Association of Massachusetts, the Massachusetts Co-operative Bank League and the Massachusetts Federal Savings Council.

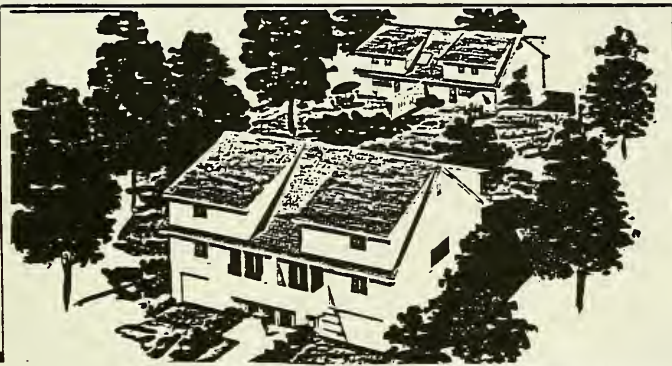
Sworn in by Governor Dukakis were Robert O'Neil, president of Superior Steel Fabricating Corp. and a Quaker Key of WPI, the Port Capitalist, attorney Michael Padnos; James Brennan, president of Harbor Group, Inc. of Boston; Arthur Platt, president of Countryside Realty of Orange; Paula Gold, secretary of Consumer Affairs and Business Regulation; and Richard Chadbourne, chairman of the Massachusetts Industrial Finance Agency (MIFA).

The thrift fund was established by statute in early January and consists of \$100 million in funds from savings banks and co-operative banks. The funds will be used for loans aimed at financial industrial and residential development projects in areas of high unemployment, to areas eligible for assistance under the Federal Urban Development Action Grant (UDAG) program or the state commercial area revitalization districts. □

New England

\$17m 248 townhouse condos first in U.S.

Swedish house mfr. ships 1.25m cu. ft. to Worcester



BOSTON — Begus Inter, Sweden's biggest manufacturer of wooden pre-engineered houses for export recently debuted in the U.S. market with the largest export order in the history of Sweden.

Begus Inter became the number one exporter in Sweden by joining forces with three other industry giants. In addition to Begus Inter of Korsberga, the majority shareholder, the consortium comprises Myresjöes Hus, Myresjö: Ekajoe Hus AB, Ekajoe, and Gullrings Hus AB, Gullringsen.

The combined facilities give the Swedish consortium the capability to produce up to 3,000 pre-engineered houses for the U.S. market annually.

Begus Inter's first order from the U.S. was placed by its recently appointed exclusive U.S. agent, Stockholm Structures, Inc., a Weston RE development and marketing company, and involves a 248 townhouse, \$17 million project in Worcester, Pond View Condominiums.

Stockholm Structures, Inc., established in 1984 by Robert Vitello, President and chairman, announced three more housing orders in R.I. and N.Y. for more than 370 structures valued at more than \$25 million. According to Vitello, "this is just the tip of the iceberg."

His excellency Count Wilhelm Wachtmeister, ambassador of Sweden to the U.S., participated in the formalities and the signing of a memorandum of agreement between the two parties. His visit continued a tradition of more than 200 years of friendship and commerce between Sweden and Boston.

Other guests included Wendell Gustafson, consul general of Sweden in Boston; representatives of the U.S. Government; Berno Trost, Swedish trade commissioner; representatives of the Commonwealth of Mass. and Massport, cities of Boston and Worcester; Begus Inter's managing director John Pattison and technical director Bo Bengtsson; Richard Rizzo, treasurer, and Donna Halstead, principals of Stockholm Structures, Inc., and representatives of business organizations.

business

WBA raising funds for high school scholarship

WAYLAND — The Wayland Business Association (WBA) is once again raising funds for a scholarship to be given to a senior at Wayland High School.

As advertised around town in posters created by the high school art department, the WBA has chosen a raffle of items, donated by 40 members, as it's major source of those funds.

The WBA's top show of gratitude for a lucky, \$5 contributor will be \$1,000 in cash.

Swedish business teams with Weston company

WESTON — Stockholm Structures, Inc., a Weston-based real estate development and marketing company, has been named as exclusive agent in the United States for the largest export order in the history of Sweden.

Begus Inter, Sweden's biggest manufacturer of wooden, pre-engineered houses for export, recently announced its debut in the U.S. market with an order that involves a 248 townhouse, \$17 million project in Worcester. And there are plans for three more housing orders.

The partnerships were made public recently during ceremonies at the Ritz-Carlton in Boston. His Excellency Count Wilhelm Wachtmeister, Ambassador of Sweden to the United States, participated in the formal announcement and the signing of an agreement between the two par-

neral Home, Carpet Carousel, Case Travel, Daryl Christopher, Cohituate Motors, Continental Hair Fashions, Finnerty's, Friendly Ice Cream, High-Tech Sales, Hooper Plumbing, Jeffrey & Associates, Mahoney & Wright Insurance, Mel's Restaurant, the Middlesex Savings Bank, Barbara Mode Interiors, the Mutual Bank for Savings, New England Steel, and Olga European Skin Care.

Also contributing are: Orvis Shop of Boston, Perkins Construction, Post Road Liquors, Dr. David V. Regan, Russell's Greenhouse, Schofield, Inc., Shepard's

★ Assessors

Continued from Weston's front page

1982 and is the only firm considered which would defend the property values it generates before the Appellate Tax Board (ATB).

He added that the three elected part-time members of the Board of Assessors either do not have the time or the qualifications to defend property values before the ATB.

New format

The assessors would like to convert the data base to a more universal format which is currently in use in the neighboring communities of Wayland, Wellesley, Needham and Dover, Brown said. It would be helpful to have a system that is compatible with other towns in order to compare values with neighboring communities, particularly when assessing homes that are unique in town, he said.

The new format would provide informa-

Mobil, State Road Auto Body, The Ven Shoppe, Waterman & Sons, Waters Manufacturing, Wayland Cleaners, Wayland Gulf, Wayland Shoe Service, the Weston Savings Bank and Yankee Craftsman.

Among the items donated (not cash or certificate) are round-trip plane tickets to two to Nantucket, a season lottery ticket, pair of Bruins tickets and an umbrella.

The drive is coordinated by Patricia MacNeil of the Auburndale Cooperative Bank.

tion on the number of cars a garage can house and give the total square footage of home instead of the "prime effective square footage" which excludes closet space, attics and garages, he added.

Currently, the town is on a SOLIR system installed in 1981 but it has not worked to the assessors' satisfaction, Brown said. He added that the present software cannot be trusted to accurately predict property values and frequently needs to be overridden manually.

At the meeting, Finance Committee members said that they would need breakdown of the costs from CIT before they could consider whether to recommend the appropriation for the two-year contract which will require approval from the voters at the Special Town Meeting in May.

Later, Brown predicted that after revaluation, the town's total assessed value now estimated at \$769 million by Treasurer Steve Tollins, would approach \$1 billion.

The Boston Herald Real Estate

GUIDE TO REAL ESTATE IN NEW ENGLAND

Prefab houses arrive in Wareham

GE crane picks up a section house wall from a truck and lowers it onto the precast foundation. One workman is on the wall from above while others maneuver the groove to bottom of the wall over the base on the foundation sill.

Within a day and a half, the workmen will have completed the weather-tight exterior two-story house. Within six, they will have completed the exterior of the initial cluster of four houses.

Last week was Wareham where the houses will be developed on a 24-unit condominium project on a 2-acre site off Route 1A in Wareham.

What makes the development in Wareham — and initially the reason for the project — is that the houses are prefabricated in Sweden, shipped out of Gothenburg in flat containers to Boston. They are loaded on trucks and driven 40 miles to Wareham. Wareham commitment is \$25 million.

REAL ESTATE ROUNDUP

By Moira O'Connor

plus in New England orders with Begus Inter Of Korabergs, Sweden, for pre-engineered housing. The orders were placed through Stockholm Structures of Weston, formed last year to act as U.S. agents for the consortium of four of Sweden's largest manufacturers of prefabricated housing.

In addition to the Wareham project, Stockholm Structures has orders for 150 Begus-manufactured town houses to be part of a \$200-million, 1,500-unit development on Quincy Avenue, Quincy. The project, known as The Canyon at Quincy, is due for completion in 1986.

Begus also has a contract — the largest single order ever for Swedish prefabricated housing — to supply 240 townhouses for Pond View condominiums on a 35-acre site on Mill Street, Worcester.

In New Hampshire, Villaggio

Blanco has ordered 30 Begus homes for a 28-acre site at Intervale. Units will be sold for \$105,000 to \$140,000 for 1,800 to 2,000 square feet.

The houses for the Wareham project may be manufactured in Sweden, but the designs are almost wholly traditional American. According to Richard Rizzo, treasurer of Stockholm Structures, American developers' and architects' blueprints are sent to Begus and the manufacturers incorporate the plans in the manufacturing process.

"These houses are totally American in design," said Sverker Bjorklund, architect and Begus's general manager for the U.S. He was at Wareham to watch the first of the new houses go up.

Each unit in the clusters of four condos has 1,300 square feet of living space, with a full basement; a kitchen and a breakfast bar, dining room, living room, floor, and powder room on the first floor, and two bedrooms, a bathroom and a dressing room on the second.

The full basement and dining room are concealed to Ameri-

can design. Most Swedish houses have neither, and Swedish bedrooms are smaller than those in American homes.

The houses for the Wareham project may be manufactured in Sweden, but the designs are almost wholly traditional American.

The external walls are eight inches thick and arrived at the site already insulated. Each section has a plastic flap — an insulation barrier — where it joins the next section. Doors and windows were also installed at the factory to ensure a tight fit. The leak front door is two and a half inches thick. Fiberglass, the staircase, and kitchen

cabinets are oak. The leak-framed windows are triple glazed and revolve 360 degrees for cleaning.

When Dr. Andrew Dadaglan and his wife Barbara of Marion, Mass., they went to Sweden with Stockholm Structures president Robert J. Vitello and treasurer Rizzo to meet Begus executives.

"The quality is better for the price in Sweden," said Mrs. Dadaglan. She and her husband chose the wood to be used in the interior.

The Dadaglans engaged architect Peter Nelson of Attleboro and sent him design to Begus. An engineer came from Sweden to work with Massachusetts building inspectors on state codes. When the foundations were laid, Begus sent two supervisors to oversee the project.

A model home will be ready in October and the units will go on sale then. The price of one of these Swedish-American homes? "We don't have a price yet," says Mrs. Dadaglan, "but it will be under \$100,000."

Building on experience

The shortages of skilled labor in the construction industry and the growing market for quality houses has opened the door for factory built homes. With many years experience of exporting build-

Bregus Inter's emergence on the American construction scene has been nothing short of dramatic. First contacts with general agents, Stockholm Structures, were made in November 1984. Six months of discussions and planning resulted in the signing of an agreement in the Spring this year.

Since then the two companies, working in close cooperation, have secured orders for and delivered 23 houses. These are just the first commitments for major projects. The total number of houses involved, for which they either have orders or letters of intent,

Recipe for success

At Bregus we have been building houses for thirty, 1900 sq ft, luxury, all climates, equipped for year-round habitation, at Intervale, New Hampshire, to major urban schemes of up to 200 dwellings in Boston and Worcester, Mass.

"Al Bregus we have been building houses for thirty, 1900 sq ft, luxury, all climates, equipped for year-round habitation, at Intervale, New Hampshire, to major urban schemes of up to 200 dwellings in Boston and Worcester, Mass."

bugs over the whole world. Bregus Inter is now taking advantage of this demand. Through Boston company Stockholm Structures, the way is being paved for the delivery of over 400 dwellings.

"Our production methods are so flexible that they adapt according to the needs of architects in America," explains Sverker Björklund.

"This not only allows construction according to American tastes but also accommodates extras such as air conditioning," he continues.

Third World export

Bregus' experience of export comes from both sales of houses to other European countries and of special containers to Third World countries. The latter are filled with equipment for surgeries, dental clinics or hospital units as well as building materials. The container, made to resist everything from tropical weather to termites, is then used as a part of the building.

"This has put us in a good position to master the problems of both economical transportation to America at the same time as ensuring the house is correctly erected on arrival. Since our building technology is new in the United States, we are able to send our staff to each site at the start of construction to advise on what is to be done and how," says Sverker Björklund.

Just the beginning

At the moment Bregus Inter's activities are centered around New England, a result of Stockholm Structures being in Boston. They are now looking for other projects further south on the Eastern Seaboard. This is to avoid the seasonal aspects of building in New England, where the building season is limited to the whole of the United States. "We know we have the products and the prices that make a Bregus Inter home a possibility from New England to New Mexico," concludes Sverker Björklund.



A group of Bregus Inter town houses awaiting completion at Wrentham, Mass.

Deliveries from May to October this year, at \$800,000, are greater than the total sales of Swedish factory built houses to the United States in 1984. Next year, Bregus offers an efficient and economic way of building homes while applying tight quality times 1984's figure!

winter. It also means, in America, air conditioning costs are cut in the hot, humid summers."

Although Swedish quality is sought after, houses destined for America are adapted to local designs

idag

Årskattutvärdering
bäst mot
viltolycka

Enligt en undersökning som gjorts av Skatteverket har de flesta av de som har fått en viltolycka i sin skog fått en årskattutvärdering som är bättre än de som inte har fått en viltolycka.

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72 miljonerorder till Begus Hus! Största i trähushistorien

En husorder på 72 000 000 kronor. Det har Begus Hus AB i Korsberga fått. Första leveransen sker i april.

Genom detta har svensk trähusindustri noterat den största ordern någonsin. Det är för övrigt företagets första till USA.

Nyansättningar blir aktuella i slutet av detta året, förklarar vd Bengt Henriksson. På torsdagen hade han besök av två USA-agenter, Robert Vitello och Dick Rizzo.

Vi är begeistrade över svensk kvalitet och hur snabbt husen sätts samman, förklarar herrarna.

Förhandlingar pågår om ytterligare två husprojekt på runt 25 000 000 kronor.

Begus Hus AB har i dag 130 anställda och en omsättning på cirka 125 000 000 kronor.

SIDAN 1



Svensk trähusindustri största order någonsin är ett faktum. Bengt Henriksson vd på Begus Hus AB i Korsberga står tillsammans med USA-agenterna Dick Rizzo och Robert Vitello. De är stolta över husorden på 72 000 000 kronor för den amerikanska skästen.

Åsa-Nisses

CityDesign Collaborative, Inc.

CityDesign Collaborative, Inc.

CityDesign Collaborative is a firm committed to excellence in the practice of urban design, architecture, planning and landscape architecture. Founded in 1980, the collaborative benefits from a combined expertise in several design disciplines and a diversity of interests and experience. At the forefront of our practice is a tradition of sensitive, innovative response to client and user needs. We believe our focus on the issues of housing, health care, environmental context and social needs is especially appropriate to the imperatives of the 1990's.

Randolph Jones AIA
B.Arch. University of Washington
M. Arch. , M.C.P. University of
Pennsylvania
Reg. Arch.: Mass Member: APA

Steven A. Heikin AIA
B.A. University of Pennsylvania
M. Arch. Yale University
M.C.P. in U.D. Harvard University
Reg. Arch.: Mass.

John R. Shields AIA
B. Arch. Georgia Institute of Technology
M.C. P. in U.D. Harvard University
Reg. Arch.: Mass.

References

CLIENT REFERENCES

Boston Housing Partnership/Codman Square

WeCan Family Housing/Great House Sale

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Codman Square Housing Development Corporation
Six Norfolk Street
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875-4224

Boston Housing Partnership/Fields Corner

Lisa Alberghini/Rochelle Lee
Greater Boston Community Development
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Boston, Massachusetts 02109
482-6553

John Mahony, Project Manager
Fields Corner Housing Development Corporation
1412 Dorchester Avenue
Fields Corner, Massachusetts 02122
282-4290

Boston Housing Partnership/Allston-Brighton

Oak Square School Reuse

Rebecca Black
Allston-Brighton Community Development Corporation
Boston Public Facilities Department
Ten Beacon Street
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720-4300

Williams Park Affordable Housing/Chelsea

Michael Gondek
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8 Winter Street
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Robert Repucci/Leo Robinson
CAPIC, Inc.
583 Broadway
Chelsea, Massachusetts 02150
884-6130

EOCD Projects: Sloughton, Mansfield, Saugus, Newton, Fitchburg, Worcester

Roberta Strongin/Dorothy Altman/King Harvey/David Fang
Executive Office of Communities and Development
100 Cambridge Street
Boston, Massachusetts 02112
727-5884

CityDesign Collaborative, Inc.

STEVEN A. HEIKIN, AIA
Principal

EDUCATION

Bachelor of Arts, University of Pennsylvania

Master of Architecture, Yale University

Master of City Planning in Urban Design, Harvard University

PROFESSIONAL EXPERIENCE

Mr. Heikin is an architect and urban designer with experience in elderly, multi-family, and special needs housing development, adaptive reuse and urban public space planning. He has directed a number of recent housing projects for the Commonwealth of Massachusetts Executive Office of Communities and Development, including the development of four new staffed apartment complexes for the mentally retarded, a combined elderly/special needs project, and several elderly/congregate/family housing projects. His private sector housing experience includes several new mixed-use projects incorporating ground floor retail with luxury condominiums above in mid-rise structures: the 24-unit Spring House condominium and the 18-unit Whitney Court in Watertown. Prior housing experience includes responsibility for site planning, design and production of a number of low-rise, high density housing developments.

Mr. Heikin is currently Principal-in-Charge of the Master Plan for Bridgewater State Hospital and the Comprehensive Facilities Plan for Salem State College. The Salem State plan includes a detailed examination of the existing conditions of the college's 26 buildings with 900,000 square feet of space on three campuses; identification of necessary improvements to the physical plant (buildings and grounds); and additional improvements necessary to enable the college to carry out its academic program for the next ten to fifteen years. He is also responsible for the Norfolk Pre-Release Center, the renovation and expansion of an existing, 25 person facility to accommodate 100 residents in a "no-bars, no fences" environment that is a bridge between prison and the outside world.

Among Mr. Heikin's awards are the winning entries in two recent affordable housing design competitions: "Boston Homes for Boston Neighborhoods", sponsored by the Greater Boston Real Estate Board; and "Design Rhode Island", sponsored by the Rhode Island Housing and Mortgage Finance Corporation. Both designs were judged to be highly cost-effective while providing attractive, high-quality buildings which fit well within the context of existing neighborhoods.

Mr. Heikin was awarded a Fulbright Fellowship in Urban Design and spent a year examining the uses of urban public space in Italy. Mr. Heikin is a registered architect in Massachusetts, and a member of the American Institute of Architects and the Urban Land Institute.

CityDesign Collaborative, Inc.

LESLIE G. MOLDOW, AIA
Associate and Senior Architect

EDUCATION

Master in Architecture, University of California, Berkeley

Bachelor of Science in Architecture, University of Maryland

PROFESSIONAL EXPERIENCE

Ms. Moldow is an architect whose experience emphasizes design and project management of housing projects with additional expertise in programming and planning. As an Associate at CityDesign, she is responsible for the design quality, product delivery and overall management of major projects for the firm. Ms. Moldow currently serves as Project Architect for 48 new elderly, congregate and family housing units to be constructed in Rehoboth, MA, and for 12 units of mixed market, pre-fabricated housing in Boston. She has designed the renovation of an existing structure into a mixed-use day care and elderly congregate facility in Boston and the adaptive use renovation of the New Hyde School as 29-units of special-needs housing for the severely disabled in Newton, MA.

Prior to working with CityDesign, Ms. Moldow, as Project Architect with Downer & Mostue Architects, worked closely with the development team at Sky Meadow in New Hampshire to design 100 units of luxury townhouse condominiums; developed the reuse design for 29 market rate condominium units in the Bowditch School, Jamaica Plain; and acted as project architect for 50 townhouse units in Maryland.

Other related housing experience includes two years as an Associate and Project Architect at Powers & Co., Architects, where she programmed and directed design for an innovative 60-unit congregate housing project, The Commons in Lexington which included shared dining, recreational, health and informal social spaces. As project designer for Shepley, Bulfinch, Richardson and Abbot, she programmed and designed psychiatric facilities for McLean Hospital, including the geriatric unit, for Dartmouth College, Ms. Moldow designed an 18-unit passive solar dormitory with racquetball courts.

Non-housing related projects include an award-winning design for a Learning Laboratory and Library at Massachusetts Bay Community College; a master plan for Salem State College; the design of a 30,000 s.f. office building in Portland, Maine; and a variety of small-scale residential and commercial projects throughout Massachusetts.

Ms. Moldow is a Registered Architect in the Commonwealth of Massachusetts. In 1986 and 1987 her work was exhibited in the Women in Architecture show. Her honors include an Honorable Mention Citation from the Massachusetts DCPO for the Mass Bay Community College Master Plan; the Eisner Prize in Architecture from the University of California at Berkeley; and an Honors Citation from the University of Maryland.

Ms. Moldow serves on the advisory board of the Women's Institute for Housing and Economic Development, and previously was a board member of Newton Highlands Community Development Corporation.

CityDesign Collaborative, Inc.

JOHN E. RYTHER, ASLA

Associate and Senior Landscape Architect

EDUCATION

Bachelor of Environmental Sciences

Bachelor of Landscape Architecture

S.U.N.Y. College of Environmental Sciences and Forestry

Syracuse University, Syracuse, New York

PROFESSIONAL EXPERIENCE

As CityDesign's Senior Landscape Architect and Associate of the firm, he is responsible for all aspects of site and landscape design, production and construction supervision. His experience includes projects of varying scales, with special emphasis on the technical and regulatory aspects of site and environmental design.

Mr. Ryther has recently completed a streetscape project in Winthrop, Massachusetts executing Phase I of an urban design plan performed by CityDesign. The French Square Revitalization featured pedestrian walkways in distinctive paving patterns and considered streetscape and building facade components. Also recently completed is the Worcester Farmer's Market, a project commissioned by the Massachusetts Land Bank and The Department of Food and Agriculture. Designed as a seasonal tent structure with a platform decorated in ornamental paving patterns, the market is situated in a natural meadow near Route 9 and is intended to recall the rural farm markets of the past. Mr. Ryther was also in charge of landscape improvements for the Minuteman Bikeway, an 11-mile long bikeway connecting Arlington, Lexington, and Bedford. This project was conducted under the supervision of both the DEM and the DPW Departments. For the Boston Parks Department, Mr. Ryther has completed the restoration to two playgrounds: Little Scobie in Roxbury and Sweeney in South Boston. Other projects completed include several DEM projects such as Myles Standish Monument and Lynn Common Restoration. For Myles Standish Park, Mr. Ryther was responsible for the historic restoration of the 110' high granite monument and adjacent gazebo. The Lynn Common restoration included the design of a new fountain and the restoration of a period bandstand.

Mr. Ryther was in charge of final design and construction documentation for the restoration of Magnolia Field in Arlington, MA, a neighborhood playfield with associated landscaping and parking, funded by the Town of Arlington and the MBTA as part of the Red Line Northwest Extension project. For the Towns of Putnam, CT, Weymouth, MA, Chelsea, MA, and Amesbury, MA, Mr. Ryther has been involved with major landscape and streetscape design projects.

Prior to joining CityDesign, Mr. Ryther was a Senior Landscape Architect/Project Manager with Carol R. Johnson & Associates of Cambridge, MA. In Worcester, MA he was project manager for the Barn Yard Farm nature and educational area, a petting zoo providing city children with an introduction to farm animals and agricultural practices. In Hingham, MA, Mr. Ryther was Project Manager for the Corporate Park/Headquarters of The Talbots. The facilities were expanded and integrated with adjacent wetlands and oak forests maintaining and enhancing the natural beauty of the site.

Mr. Ryther is a Registered Landscape Architect in the Commonwealth of Massachusetts and Connecticut and is a member of the American Society of Landscape Architecture.

CityDesign Collaborative, Inc.

DAVID W. FLASCHENRIEM, AIA
Architect

EDUCATION

Bachelor of Architecture, with Distinction
University of Minnesota, Minneapolis

Associate in Applied Science in Architectural Technology
North Hennepin Community College, Minneapolis

PROFESSIONAL EXPERIENCE

Mr. Flaschenriem is an architect with particular expertise in housing design and research as well as experience in commercial, institutional and elderly care facilities. At CityDesign, he served as project designer for the award winning entry of the "Boston Homes for Boston Neighborhoods" Affordable Housing Competition which provided a housing prototype for neighborhood infill sites and for "Design Rhode Island", a national design competition sponsored by the Rhode Island Mortgage Finance Corporation for which CityDesign received the first place award in the multi-family category. He was responsible for the design and construction administration of the Pleasant Street Condominiums, a 48-unit market rate condominium development on the Common in Lynn, Massachusetts; and the programming study for a new 120,000 SF county office building and 400-car parking facility for Worcester County in the City of Worcester. Currently, Mr. Flaschenriem is working on the renovation of 71 existing dwelling units of low income rental housing being developed with the Boston Housing Partnership and the Fields Corner CDC-- the second phase of rehabilitation of old, yet viable housing in Boston neighborhoods. He is also currently involved in the 50-unit elderly housing project in Worcester, MA, which is being developed in conjunction with the Worcester Housing Authority and the Executive Offices of Communities and Development.

Mr. Flaschenriem's experience prior to joining CityDesign Collaborative includes both research and design experience. He assisted in a HUD sponsored Needs Study which included diagnostic interviews and recommended redesign of public housing developments throughout the United States. He has substantial experience with the design of both institutional and residential projects and is familiar with both government and private funding agencies.

CityDesign Collaborative, Inc.

ELIZABETH MINNIS
Intern Architect

EDUCATION

Bachelor of Architecture, Boston Architectural Center

Bachelor of Arts, Boston University

PROFESSIONAL EXPERIENCE

Ms. Minnis is an architect with special interests in housing design, adaptive use, and day care facilities. She is currently involved in the design and construction documentation of Worcester 667-4, 50 units of housing for the elderly in Worcester, and was project manager for the recently completed Worcester 689-4, new construction of two staffed apartments for the mentally handicapped on the same site. She was also responsible for construction administration for the Hyde School Reuse - an historic rehabilitation of an old school building and five new townhouses for a 24-unit luxury condominium project. Ms. Minnis was previously project manager for the Halibut Point State Park Granite Building Reuse Study for the Department of Environmental Management which is to be adapted for use as a museum for the exhibition and demonstration of historic granite quarrying tools and techniques.

Other projects Ms. Minnis has worked on include drafting and design for several proposals for moderate income housing in the Dorchester area for the Department of Public Facilities.

Prior to coming to CityDesign, Ms. Minnis worked as a designer/drafter at the Boston College Planning Department. Her work there included space planning and design for a large scale reorganization of administrative offices. Other work included drafting for renovation of science lab rooms and academic offices, and a feasibility and design study which evaluated and compared opportunities for the development of a Day Care Center in various college facilities.

Before embarking on a career in Architecture, Ms. Minnis was involved in Advocacy and Administration for child day care services. This role required strong organizational, management, and writing skills in this rapidly changing field. Ms. Minnis' academic awards and honors at the Boston Architectural Center include the President's Prize for Best Portfolio, the BAC Scholarship, and Alternate for the Bradley Scholarship.

Housing Experience

HOUSING EXPERIENCE

CityDesign is a Boston-based, award-winning, multi-disciplinary design firm with special expertise in residential development including new construction, rehabilitation and adaptive use. Founded in 1980, the firm has grown to a professional staff of over 25, representing the fields of urban design/planning, architecture, and landscape architecture. Over 1000 units of new and rehabilitated housing are in construction or have been completed by CityDesign to date, at a construction value of over \$ 40 million. Another 300 units are presently under design.

CityDesign's housing work has ranged from large scale, state and federally assisted programs to private sector market rate/luxury condominiums. We have worked extensively with historically certifiable rehab standards, public budgeting and bidding processes. CityDesign has often acted as a liaison between communities and public agencies, attending meetings and working for zoning variances where appropriate.

The firm has been recognized for a number of award-winning projects including the conversion of the Oak Square School, Brighton which received the 1985 Preservation Award from the Massachusetts Historical Commission; the design of the state-sponsored EOCD/Agawam Housing Competition selected from over 180 entries; and most recently the Greater Boston Real Estate Board's Boston Homes for Boston Neighborhoods design competition for prototypical affordable housing.

AFFORDABLE HOUSING

- o Greater Boston Real Estate Board Competition (award-winning prototype)
- o Ashland Commons, Ashland (96-units of elderly and family housing within a village common)
- o Williams Park, Chelsea (126-units with the Massachusetts Housing Partnership)
- o Robinson Street, Dorchester (12-units with the Massachusetts Housing Partnership)
- o Geneva-Josephine, Dorchester (8-units with the Massachusetts Housing Partnership)
- o Franklin Field South, Mattapan (12-units)
- o Julia Ward Howe Apartments, Revere (20-units Section 8 elderly)
- o Mary T. Ronan Apartments, Revere (20-units Section 8 elderly, historic re-use)

PUBLIC HOUSING PROGRAMS: FAMILY AND ELDERLY

- o WeCan Housing, Dorchester 705-1 (20-units, rehab)
- o Watertown 705-1 Housing (17-units, scattered sites, rehab)
- o Dedham 200-1 and 667-1 (103-units, kitchen rehab)
- o HUD Family Housing, Watertown (20-units, rehab)
- o Israel Putnam School, Putnam, CT (27-units, historic re-use, CT Dept. of Housing)
- o Washington School, New Britain, CT (50-units, historic re-use, CT Dept. of Housing)
- o Rehoboth 667/705 (24-units elderly, 12-units family)
- o Worcester (50-units elderly housing)

SPECIAL NEEDS HOUSING

- o New Hyde School (14-units of housing for the severely physically handicapped)
- o Medford Family Life Center (7-units of transitional housing for single mothers and children)
- o Norfolk Pre-Release Center (50-bed facility with the Dept. of Corrections)
Staffed Apartments for the Mentally Handicapped: EOCD Ch. 689 Program:
- o Mansfield and Stoughton (2-units of group housing)
- o Fitchburg (2-units of group housing, 1-unit of family housing)
- o Saugus (20-units of elderly housing, 2-units of group housing)

MARKET RATE HOUSING

- o The Glen at Swampscott (60 luxury condos)
- o Keith Academy Condominiums, Lowell (57-units historic re-use)
- o Victory Road Condominiums, Lynn (19 luxury condos)
- o Whitney Tower, Watertown (100-units luxury rental)
- o Tannery Village Condominiums, Peabody (101-units townhouse condos)
- o Courtyard on the Commons, Lynn (48-units condos)
- o The Highlands, Newton Highlands (5 new townhouses, 19 condominiums, historic re-use)
- o Ocean House, Lynn (110-units, 18 stories)

Relevant Experience

Southwest Crossing



This 12-unit development, along the reclaimed Southwest Corridor, is a showcase affordable housing project designed in conjunction with the Boston Redevelopment Authority. CityDesign examined alternative site plans to determine maximum unit counts and to work with the site's natural features. Final design also performed by CityDesign and construction has recently been completed.

Designed to blend with this Roslindale neighborhood the units are of panelized construction and finished in contrasting colors. The duplexes offer plans and details that were cost-effective to build and purchase while still featuring such elements as bay windows, turned-wood balcony trim, private yards, and off-street parking.

Lots & Blocks



Globe staff photo/David L. Ryan

Diane and Bob Vitello stand in front of the townhouse condos, Southwest Crossing, they are building in Roslindale.

Just another challenge

Bob Vitello grew up in Roslindale. And he remembers when the houses at Cummins Highway and Rowe Street were taken by eminent domain by government transportation officials anxious to extend Interstate 95 as part of a grand Southwest Corridor plan.

The highway never was built and the lot sat vacant for years. "It was an eyesore and a trouble spot," Vitello says.

But no more — thanks to city and state housing officials and Vitello, owner of Hi-Tech Structures of Weston and developer of the former city-owned site.

Vitello isn't a stranger to challenges: he has rebuilt three Lonsdale Street houses in Dorchester destroyed in a plane crash in June of 1987. Last fall,

he teamed up with CityDesign Collaborative of Boston to win a design contest for affordable housing sponsored by the Greater Boston Real Estate Board.

CityDesign is working with Vitello again on the 51,000-square-foot Roslindale lot, now called Southwest Crossing. The site is sprouting handsome condo townhouses — using panelized construction — replete with red cedar clapboard siding, private driveways, attractive landscaping and, in a nod to the neighborhood, front and back porches.

There are 12 townhouses in all, two to a building. Three buildings are on the street and three are in back. Each has 1,600 square feet of living space, three bedrooms — including a huge master bedroom — and full basement. Read: families. Other touches include 8-foot ceilings, imported tiles, washer-dryer hookups and plumbing for a bathroom in the basement and wall-to-wall carpeting.

Four are affordable for first-time buyers with family incomes that range from \$32,000 to \$43,000 and priced at \$110,000; they will be sold by lottery, with three set aside for Roslindale residents. Vitello must get funding approval from the Massachusetts Housing Finance Agency before holding the lottery, but in the meantime, he's keeping a list of interested buyers.

The remaining eight condos are priced from \$159,900 to \$174,900 and include extra touches to justify the higher price. For example: marble entryways, microwave ovens and solid oak cabinets. He already has taken three deposits and expects more soon.

The rear townhouses have small backyards that border the commuter rail tracks — not exactly compatible with long naps in the hammock, but hey, like Vitello says, this is the city.

"We think we've created something extraordinary for the money in Boston," he said. "We'd like to do more."

Your Home/Classified

THE PROVIDENCE
SUNDAY JOURNAL
MARCH 25, 1990

Award-winning design offers variety

Two-family house
is affordable

By DONALD D. BREED
Journal-Bulletin Staff Writer

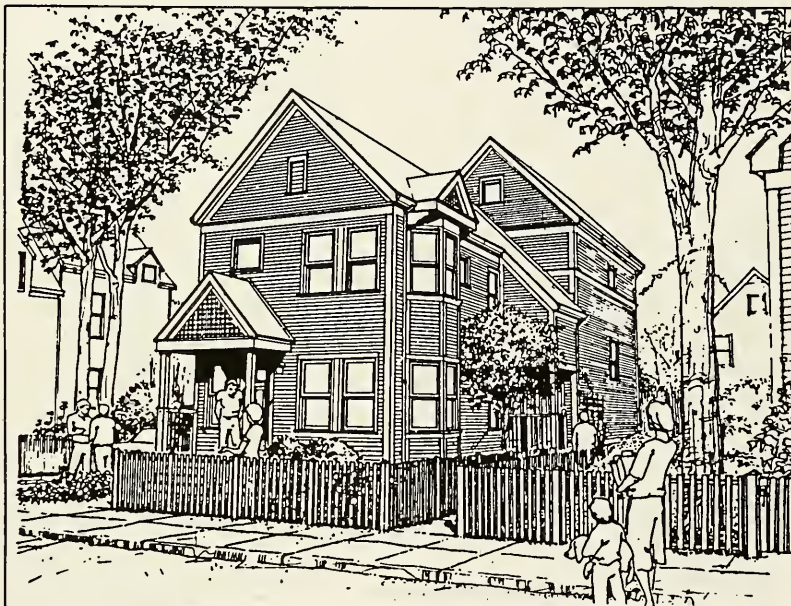
CityDesign Collaborative Inc., a Boston architectural and planning firm, was the winner in the two- and three-family dwelling category of last year's national competition sponsored by the Rhode Island Housing and Mortgage Finance Corp. for affordable housing designs.

The two-family house was specially designed to fit on a 40-by-80-foot urban in-fill lot, meeting zoning setbacks typical of Rhode Island municipalities. (In-fill is a term used to describe use for a vacant lot on an otherwise settled street.)

One feature that swayed the jury was that the design has alternate configurations that would lend themselves to large-scale developments. That is, a row of these houses, in their different variations, would be attractive. Indeed, Steven A. Heikin, a CityDesign partner, said the firm has entered into negotiations to use the design in a large development in Warwick.

Under RHMFCA's rules, entries in the multi-family category were to have construction costs no greater than \$60,000 per unit, not including site work. An independent cost estimate commissioned by RHMFCA set the building cost at \$123,674, including some site work.

The design shown here, the two-story house, would be front and rear townhouses, the front townhouse two-story, the rear one three-story. Each would have private outdoor space, and a shared side porch would be a common meeting place for the two owners, presumably two owners.



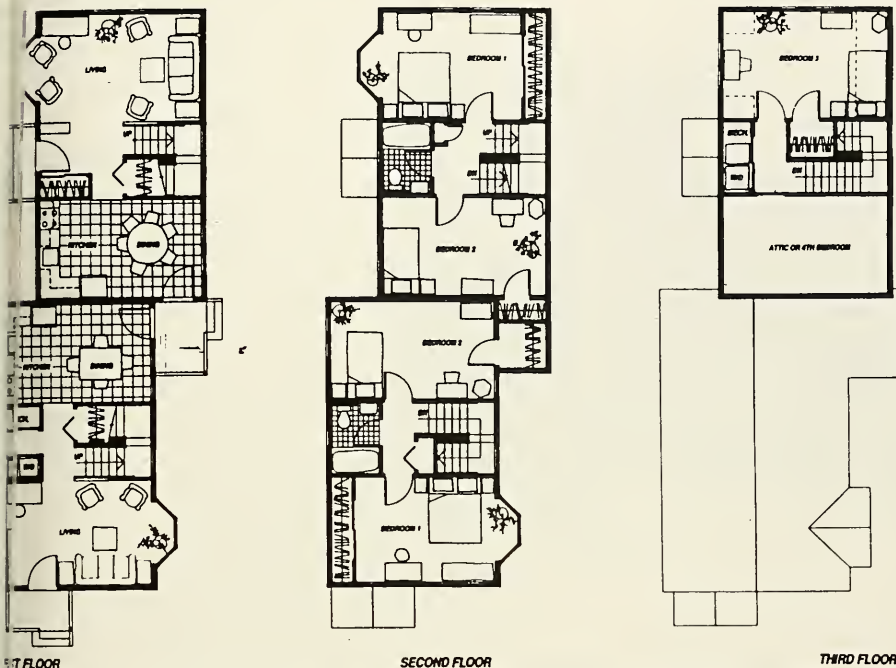
—CityDesign Collaborative Inc. Illustrations

A LOT TO OFFER: This two-family house was designed by CityDesign Collaborative Inc. of Boston to fit on a 40-by-80-foot urban vacant lot, meeting zoning setbacks typical of Rhode Island communities. The firm is negotiating to use the design in a large development in Warwick.

FOR MORE INFORMATION, CONTACT CITYDESIGN COLLABORATIVE INC., 100 STATE STREET, SUITE 200, BOSTON, MASS. 02109, (617) 552-1100.



INDIVIDUALITY: The CityDesign plan has alternate configurations that lend themselves to large-scale developments. A row of houses, in their variations, would be attractive.



FAMILY PLAN:
The side-by-side townhouses of City Design's two-family dwelling offer more privacy and less noise than the traditional 'flat' design of New England three-decker houses.

— Plan by City Design

Configurations for a winning townhouse design

continued from Page G-33

owner and tenant. The front house would have two bedrooms, one bathroom, 902 square feet of living space. The rear townhouse would have three bedrooms, one bathroom, and 1,163 square feet of living space.

CityDesign, however, offered other configurations of the basic design — some with two-story townhouses, some with three-story. A four-bedroom unit, which could be created by adding the remainder of the third floor, would have 1,318 square feet.

For family living, CityDesign believes the side-by-side townhouses

are preferable to the traditional "flats," best expressed in the New England three-decker. "In the flat arrangement, the ground floor unit experiences noise from overhead and lacks visual privacy with respect to shared use of outdoor space. The upper units lack direct outdoor access and require climbing stairs to reach the front door."

The building is wood-framed, and could be conventionally stick-built or of panelized construction. Wood clapboards are suggested, but vinyl siding is an option. The height of the three-story unit is 32 feet, 4 inches.

Walls have 2-by-6 studs and an R rating of 28; the roof is R40. Thermal break insulated windows, insu-

lated metal weatherstripped exterior doors and foundation and under-slab insulation add to the energy efficiency.

The plan calls for construction on a slab, but a basement is optional.

RIHMFC's competition also had a category for single-family buildings; those plans have already been published in this section of the Sunday Journal.

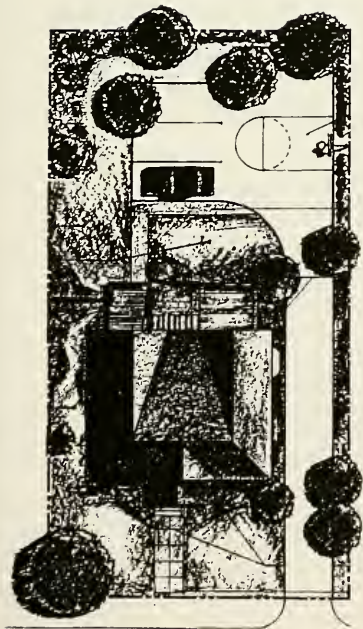
Construction blueprints for designs that won first and second place in the two categories will be made available free of charge to nonprofit developers, so long as the dwellings they build are priced below RIHMFC's ceilings, which vary by community.

Others can order blueprints for this plan directly from CityDesign Collaborative Inc., 324 Boylston St., Boston, Mass., 02116. Telephone (617) 536-1331. The cost is \$300 for one plan, plus \$20 for each additional set.

For \$14.95, CityDesign will send a study plan, which has additional details about the structure, including drawings of all elevations; plans of all the floors; a wall section and building section; outlined specifications; and a typical site plan.

In 1988, CityDesign won a competition sponsored by the Greater Boston Real Estate Board. Its winning design was a variation of the traditional three-decker.

Boston Homes for Boston Neighborhoods



CityDesign was awarded first prize for the Greater Boston Real Estate Board's design competition for affordable housing, a unique competition including the provision that the winning entry actually be built on a city-owned site. Based on the firm's prototype for low-rise, high density affordable housing, CityDesign was able to refine the previous concept and adapt the modules for row configurations of varying sizes as appropriate to the given site. CityDesign's scheme was recognized by the jury for its "clear design concept" and the jury was equally "impressed that the basic module worked equally well as a stand-alone three-family or combined in a rowhouse configuration of several modules."

Affordable housing design

By Teresa M. Hanafin
Globe Staff

A three-family, wood-frame house with a flat on the first floor and two-story, side-by-side townhouses above has won a housing design contest sponsored by the Greater Boston Real Estate Board.

The house, which can be built on a vacant lot donated by the city if the developers so choose, was designed by architects Steven Helkin and David Flaschenriem of CityDesign Collaborative Inc. of Boston.

Because of competition guidelines specifying that the winning design be built, CityDesign hooked up with two partners to make its blueprint a reality: Robert Vitello of Hi-Tech Structures Inc. of Weston will be developer, and Tim Edwards of Coastal Structures Inc. of Portland, Maine, will be the builder.

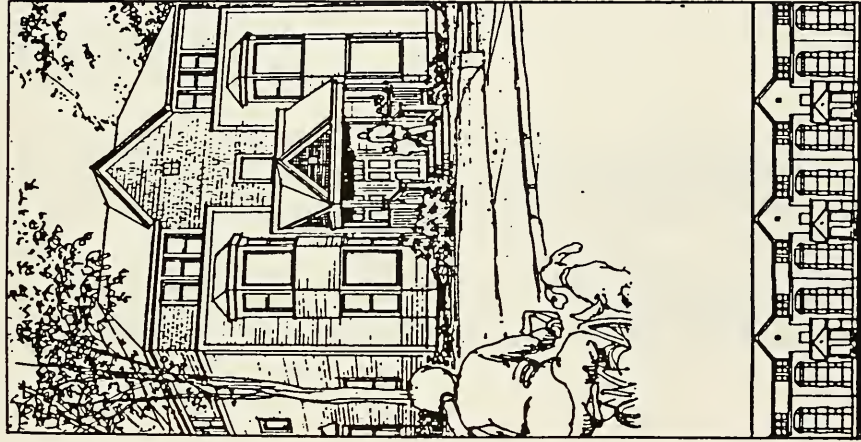
The design was chosen from among 17 entries and announced during a luncheon at the Westin Hotel yesterday. The winners receive \$10,000 — half of it yesterday and the rest when construction begins.

The point of the design competition, developed by the real estate board's housing production task force, was to increase the supply of affordable housing in the city by soliciting prototype designs using construction methods that would lower building costs and could be duplicated by other builders.

Each of the units in the house will be sold as condos, priced at \$70,000 to \$75,000 for a one-bedroom condo and \$80,000 to \$85,000 for a two-bedroom unit.

Although a marketing plan has not been worked out, real estate board officials said the intention is to sell each unit separately to families that meet certain income guidelines.

From the outside, the winning design looks like a two-family house, with two front doors, one leading to the bottom unit and the other to



A sketch of the winning entry by architects Steven Helkin and David Flaschenriem.

the duplexes. With the flat-duplex arrangement, all main doors to the units are on either the first or second floor.

The first-floor unit, with three bedrooms, a bathroom, a living room and small kitchen and dining area, measures 1,137 square feet. One townhouse has three bedrooms and is 1,280 square feet; the other, two bedrooms and 916 square feet.

The design also includes parking for one car per unit behind the house, and a small yard. Rear decks, bay windows, closet and storage space, appliances and a full basement with laundry hookups also are included.

Building costs will be kept low by the architects' use of prefabricated wall panels trucked to the site and assembled.

Second place went to Comunifitas Inc. of Boston; an honorable mention award was made to Winslow Design Associates of Cambridge.

CityDesign and its partners have the option of choosing to build their house on a lot donated by the city. Public Facilities Department from its stock of city-owned vacant lots. Five lots in Roxbury and Dorchester, each 7,000 to 10,000 square feet, will be offered.

Meanwhile, the city is about to announce the names of nine finalists in a second housing design competition, sponsored by Public Facilities, in which developers and architects are asked to use modular design to keep construction costs low.

The nine finalists in that contest, scheduled to be named within 10 days, must design three prototypes. All will receive a \$4,000 honorarium each to assist them in their design plans. The winner, to be announced in early February, will receive three city-owned lots on which to build its winning designs.

OCTOBER 1989

BUILDER

MAGAZINE OF THE NATIONAL ASSOCIATION OF HOME BUILDERS ■ A HANLEY-WOOD, INC. PUBLICATION

Boston's Affordable Housing Competition Winner

IN THIS MONTH'S

“On the Boards”

Boston Housing Partnership



CityDesign has completed design and construction documentation for some 170 of the 500 units of housing to be renovated throughout Boston under the new Boston Housing Partnership program. Working for community housing and development corporations in Codman Square, Fields Corner, and Allston-Brighton, CityDesign has provided services ranging from the moderate rehabilitation of an occupied 20 unit wooden row dwelling in Allston to the gut reconstruction of burned out brick shells in Fields Corner. A total of 27 structures are involved, varying in size from 2 to 32 units, with all work being performed under strict budget limitations.

Boston Housing Partnership



The first housing in the City completed under the Boston Housing Partnership project was the 6 unit building at 110-112 Park Street in Fields Corner. The building was a fire-damaged, empty shell that had been vacant for twenty years and was a neighbor-

hood eyesore. Rehabilitation included cleaning the building's brick exterior, bringing back to life the spare but elegant detailing; missing elements such as ornamental sills and lintels were replaced with pieces cast to match.

Left with decaying units, they built a home

By Diane Alters
Globe Staff

Rafael and Maggie Senices remember well the night they trapped 27 rats in their apartment, collected them in a garbage can and showed them to their landlord.

"Those didn't come from my building," they recall him saying. Two months after that night in 1977 he disappeared, leaving the Senices, their four children and nine other families to fend for themselves in a crumbling, vermin-infested apartment house in the Fields Corner section of Dorchester.

After eight years of battling the mess the landlord left behind, the tenants triumphed. Last year, they moved out temporarily while construction crews gutted and rebuilt the interior of the building and spruced up the outside.

This month, most of them are moving back in. The new brick building, which curves gracefully around a corner at Geneva Avenue and Josephine Street, is a monument to the tenants' tenacity.

In its new form, it is also a mark of the racial diversity in the neighborhood. The original tenants are Hispanic. With five apartments added in the renovation to the 10 they lived in, two white families and at least two black families are moving in.

With the help of a handful of poverty workers and some financing by a new partnership between government, business and a local neighborhood organization, the original tenants saved the only housing they could afford in Boston's high-priced market.

"It was a struggle, I'm telling you," said Wilson Colon, president of Geneva-Josephine Tenants Corp. He and his wife, Irma, and five children are moving into a four-bedroom apartment this weekend. The Senices and two other families chose to stay in a building next door, where they moved during renovations, but the other families plan to be back in by the end of the month.

When the three-story building first fell into the reluctant hands of 43 tenants, it was in a state of advanced disrepair. Fire escapes were rickety and unsafe. The wiring was frayed and faulty. The oil furnace had problems. Vandals vied with the weather to inflict even more damage.

At first, tenants had trouble working together, according to Irma Colon, who moved in shortly after the landlord left. There were shouts, hot tempers and tears during long meetings they held to figure out how to be their own landlords.

The tenants, most of them from Puerto Rico and the Dominican Republic, argued over money and repairs, but they collected money to keep the utilities on and to pay for emergencies.

Rafael Senices, who once operated a grocery store on the ground floor of the building and now earns a living as a handyman, organized repairs. Includ-

ing a massive cleanup in the waterlogged basement.

"It wasn't easy," said Irma Colon, who works for the state Department of Public Welfare. "We worked very hard to keep that building."

With the help of organizers from Dorchester Neighbors Organizing Neighbors, a now-defunct community group, they formed their corporation.

In 1981, Greater Boston Legal Services successfully petitioned the city's Housing Court to make the tenants receivers of the building.

"That was unusual," said Legal Services attorney Aura Garfunkel. Ordinarily, she said, receivers are brought in from the outside.

Control of building

That meant the tenants had control of the building while they sought ways to save it from the auction block. The building, which had a \$59,200 bill for back taxes, was in foreclosure. Its owner, John A. MacNeil, hadn't been seen since he disappeared in 1977.

When Wilson Colon married Irma and moved in four years ago, he joined the tenants' efforts to take their case to social service agencies, city inspectors and the city's housing court. "I decided to get involved because I spoke English better than the rest of them," said Colon, a bilingual teacher at nearby Robert Cleveland School.

The tenants mapped out a rehabilitation proposal with the help of another community group, the Joint Housing Resource Center of Roxbury Community College. Agencies they contacted for help encouraged them, but no money came through.

"Everyone was so positive - city officials, banks - but for some reason things didn't fall in place," Garfunkel said. "So they lived there in limbo status."

"It was hard," Garfunkel said. "They got really discouraged at times, demoralized." Family ties - many of the adults are related - may have helped keep them to-



Wilson and Irma Colon outside their Dorchester apartment. GLOBE STAFF PHOTO BY GEORGE NIZER

gether in the worst of times, tenants say.

Money obtained

In 1983, the tenants got what they needed most: money.

There was a long 89 decaying buildings in 10 of the city's neighborhoods to get funding from Boston Housing Partnership Inc., a newly formed group of public officials, private businesses and neighborhood organizations.

The Geneva-Josephine building received \$500,581 for rehabilitation. That was part of \$41.53 million arranged by the partnership to create 701 rental units for low- and moderate-income families. Working with city and state agencies, foundations, banks and other financial agencies, the partnership secured mortgage and equity financing, grants and rent subsidies, according to Robert Whittlesey, executive director of the partnership.

Ten of the Geneva-Josephine building's 15 new apartments have rent subsidies. Only families with incomes below a certain level, \$21,972 for a family of five, for instance, are allowed to live in the apartments. With renewals, the subsidies are expected to last at least 15 years, according to Regional Municipality of the partnership.

In March 1985, a limited partnership owned by Fields Corner Community Development Corp. bought the building for \$1 million, which had acquired title after foreclosure a year earlier.

Relocating tenants

Overseeing rehabilitation and relocating tenants were new tasks for the Fields Corner CDC.

"It was something we weren't sure we could do," said Kathleen Weremluk, executive director of the corporation.

For nine months, the organization oversaw the building before funding was settled and tenants were relocated.

"I had a hard time sleeping at night, thinking of the conditions people had to live in," Weremluk said.

Today the building gleams, and the tenants want to keep it that way. "We're struggling to keep the tenants together, to keep the building nice and clean," said Irma Colon.

Although a panoply of agencies and outsiders helped the tenants, Weremluk gives them credit for holding the building together. "It was an impressive commitment," she said. "They are the reason the building is standing today."

Family is pleased with its new Dorchester home

Four of Elizabeth Hartford's children raced through the empty rooms of their new home, rolling on the bright yellow carpet, reaching up to the wide windows, laughing at the strange garbage disposal.

Their jubilation couldn't be contained, and Hartford let it rock the four-bedroom apartment on Josephine Street in Dorchester, just a few blocks from the condemned three-story house on Levensville Street they had lived in without heat and running water.

"We got a new house! We got a new house!" Frederick Hartford, 10, shouted to a visitor, his freckled face glowing.

Their home is part of a newly rehabilitated 15-unit apartment building at the corner of Josephine Street and Geneva Avenue. When its owner disappeared in 1977, the tenants were left with a deteriorating building in nearly as bad shape as Hartford's old apartment.

Hartford and her five children - the fifth is an infant - had lived in the Levensville Street apartment for 2 1/2 years. The house had been declared

unfit for human habitation a year earlier.

When the water system failed in January, she sought help with a barrage of telephone calls to the city and state agencies. She spent weeks in an unsuccessful search for a place to live that she could afford.

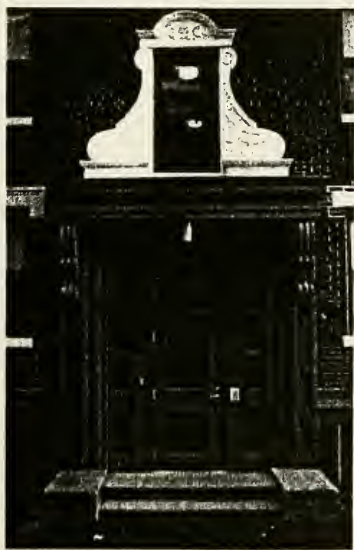
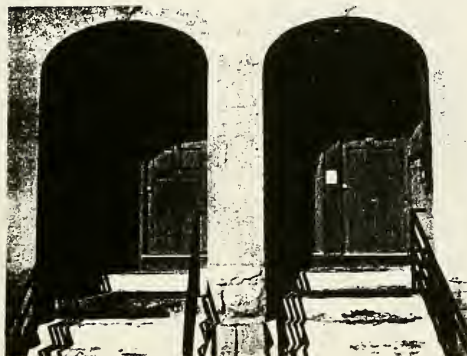
With the help of Fields Corner Community Development Corp., which had directed the rehabilitation of the Josephine Street building, the Hartford family was lodged in a Revere motel while crews finished working on their new apartment.

The Hartfords moved in Tuesday with only a few of their possessions. They are sleeping on the floor of the new apartment until a moving company can remove their furniture from the old apartment.

"If I suffered this long, I can suffer a little longer," Hartford said of her plans to sleep on the floor. She doesn't expect to suffer long because she is happy about being back in the Fields Corner neighborhood, where she was raised.

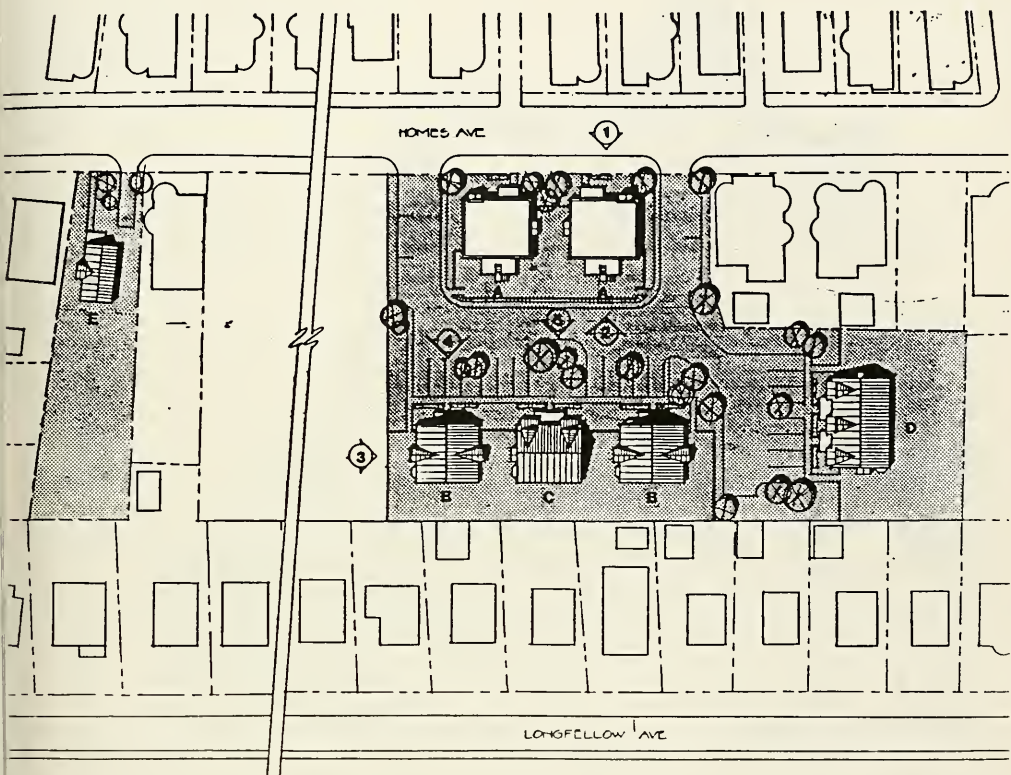
"I really don't think you could ask for anything more," she said.

BHP II/Granite Properties



CityDesign was the architect for the recently completed Boston Housing Partnership II/Granite Properties housing redevelopment for the Fields Corner Community Development Corporation. The project consisted of the substantial rehabilitation of 67 units in five scattered-site buildings, including a number of occupied units. Each unit was inspected in the preparation of a detailed work writeup. A number of units were reconfigured and/or combined to reduce the number of one-bedroom units and provide more two- and three-bedroom apartments. In one building, for example, four one-bedroom units were combined to create three two-bedroom units. Four barrier-free units were also created in previously abandoned storefront and ground level space. All units received new entries, kitchens, and hot water baseboard heating systems, with other systems upgraded on an as-needed basis.

Homes Court



CityDesign has been working with Fields Corner Community Development Corporation in design and construction of infill housing on three sties in Dorchester: Robinson Street, Geneva Avenue and Homes Avenue. The latter, Homes Avenue, is shown here and is representative of the design issues that CityDesign engages in a project of this sort. The design process is an interactive one involving architect, client and community. Primary concerns of Homes Avenue were to insure that materials, scale and massing of the homes were in keeping with the neighborhood's character; maximum privacy for the units and quality out-door spaces; on-site parking that addressed security concerns, but reduced the amount of paved area while allowing 1.5 parking spaces per unit.

The site plan and typical unit plans/elevations shown here are a preliminary design effort. This information enabled the client to talk with builders and local officials to discuss zoning concerns, and were the basis for a design development process that led to construction documents

New twist for handyman's specials'

The Boston Globe

Sunday, January 25, 1981

WeCan' selling four houses
in Dorchester, and they'll
be fixed up as part
of the deal



By Peter C. Horton
Globe Staff

Problem: Unoccupied, rundown houses in the city, some of them "handyman's specials."

Solution: Get the city to sell the houses to people who will occupy them and take pride in ownership. And, get someone to fix them up, so the owners don't have to do it all, but can keep them in shape while they live in them. All this without costing the new owners a king's ransom.

Impossible?

Seems unlikely, but that is just what an organization called "WeCan" has done in Dorchester in its "Great House Sale" held early this month. It's the first of its kind in the city, and probably in New England.

There were four houses involved in the Great Sale, located in the WeCan Neighborhood in Dorchester, near Codman Square. They were foreclosed or taken for back taxes.

The sale really wasn't a sale, but a lottery, in which moderate-income individuals or families were chosen as prospective buyers. One buyer was picked for each house, plus several alternates in case the first buyer was not eligible.

Income limitations are \$21,000 for two persons, \$18,000 for a one. Cost of the houses, including renovation, range from \$28,000 to \$44,000, the latter for a three-family house.

The number of organizations involved in the whole scheme boggles the mind: Not only WeCan, headed by Bill Jones, which did all the coordinating and negotiating and legwork, but also the city of Boston, MHMFA (Mass. Home Mortgage Finance Agency), New England Merchants Bank, First National Bank of Boston, City Design (an architectural firm), and various contractors. Even the National Endowment for the Arts was involved.

Here's how it works: The city agreed to sell the houses. MHMFA aids in the mortgages, financing is provided by New England Merchants Bank at 10 1/2 percent. In addition to a five percent down payment, City Design draws up renovation plans and contractors do the rehab work, financed by First National. The purchase price includes the renovation, and new owners won't move in until the renovation is complete.

Steve Kaplan is housing counselor for WeCan, and will help prospective owners apply for mortgages and everything else involved in buying a house.

There will be five more houses available in the spring, Kaplan said, and three more in the near future.

WeCan was founded in 1978, as a neighborhood improvement association. Its neighborhood is bordered by Washington, Norfolk, Capen, Evans and Armadine streets. WeCan is located at 339 Talbot st.

Rehab work will be extensive: Exterior finish and trim will be restored or repaired, exterior sealed, caulked, vented and stained. Windows will be replaced where needed with wood sash, with aluminum storm windows, roofing applied, porches fixed up, landscape improved, and interior work such as repair and refinishing of floors, new plasterboard walls and ceilings where needed, improved electrical service and plumbing, and considerable insulation in attic floor and in livable basement areas. Kitchens and baths will get new flooring and baths will have tile around tub. New owners will have a choice of colors and finishes.

Certainly beats letting perfectly good houses go to rack and ruin

Norfolk Terrace



THE BOSTON GLOBE SATURDAY, FEBRUARY 19, 1983

Codman Sq. area project to provide more moderate income housing

Gov. Michael S. Dukakis and Mayor Kevin H. White have been invited to participate in 11 a.m. ceremonies today launching the first of several programs planned for increasing housing opportunities for low and moderate income families in the Codman Square section of Dorchester. The festivities at the day care center at 205 Norfolk st. will be a sendoff for the Norfolk Terrace Apartments, a 17-unit rehab of three abandoned fire-scarred buildings that will provide moderate income family housing for the community.

With the 17-unit complex, The Codman Square Housing Development Corp. (CSHDC), a non-profit, community-based development entity, will open a long-range program aimed at the rehabilitation of some 100 units by 1984.

Norfolk Terrace Apartments will offer 3 one bedroom units, 10

two-bedroom apartments and 3 three-bedroom apartments. There also will be 1 four-bedroom unit.

CSHDC has been working to put financing for the housing project together from a number of sources for more than a year and has raised \$440,000 for the project with federal, state and city help.

A \$120,000 grant in equity money came from the US Dept. of Housing and Urban Development through its Area-wide Housing Opportunities Program.

An additional \$108,000 will be provided by the city's Neighborhood Development and Employment Agency (NDEA) in the form of a low-interest loan which will come from Community Development Block Grant Funds. The state-run Community Development Assistance Corp. contributed a grant for some up-front development costs.

A mortgage loan of more than

\$220,000 will be provided by the Mass. Government Land Bank. The loan will carry an interest rate of 11 percent and payments will be based on a 20-year amortization schedule, with the balance due in full in the seventh year. According to the non-profit organization, at the time of full payment, the project will be refinanced.

Rents for the units will range from about \$267 to a high of \$410 per month. Tenants will be responsible for all utility costs.

CSHDC says that applications for apartment units will be taken on Friday, Feb. 25th from 1 p.m. to 7 p.m., and on Saturday, Feb. 26th from 10 a.m. to 2 p.m. at the Dorchester Temple Baptist Church, 670 Washington st. in Codman Square. The first building is expected to be ready for occupancy in mid-March.

New Hyde Special Needs Housing



Recognized as a national prototype for the design of special needs transitional housing for the severely disabled, the New Hyde was realized through the committed interaction of public and private partnerships including city and state agencies, the Boston Center for Independent Living, local community development corporations and the design team. The residential character of the New Hyde aides residents in the transition from institutional life to self reliance. The educational focus of the facility further reinforces this transition. The Massachusetts Historical Commission reviewed plans and granted approvals for the complete renovation of this historic property. The exterior with eight foot windows maintains the character of an old schoolhouse and strikes a balance between historic commission standards and the state housing energy requirements. Configured in one, two, three and four bedroom units, the facility can house up to 29 occupants in both congregate and family living units. The interior corridors are broken up into entrance bays with "front doors" for each unit creating a sense of privacy. The ground floor includes community space, training areas, and offices.

Vernon Hill Gardens



Vernon Hill Gardens, a 50-unit low-income elderly apartment complex built for the Worcester Housing Authority, is set into a hillside, and wraps around a south-facing courtyard with wisteria-covered trellised patios, entry porches, and tree-shaded conversation areas.



The building was designed to blend with the neighborhood's historic three-deckers incorporating bays, porches, horizontal banding, and similar detailing. The New York Times noted that the project is "one of the first in which the three-decker has influenced the design of new residential buildings."

The building's common areas, central to the project, incorporate many special features, including a formal parlour, conversation alcoves, a two-story skylit game room with overlooking balconies, and a health clinic. The units are linked with a winter garden walkway, which provides space for tenants to grow flowers and sit in the sun.

Sweetsers Corner



Sweetsers Corner in Saugus, MA is an EOCD-funded project consisting of 20 units of elderly housing and a duplex staffed for the mentally retarded. Sharing a tight urban site, the two components of the project have separate entries and separate identities with the elderly housing fronting on the active main street and the staffed apartments oriented to, but set back from, the quiet side street.

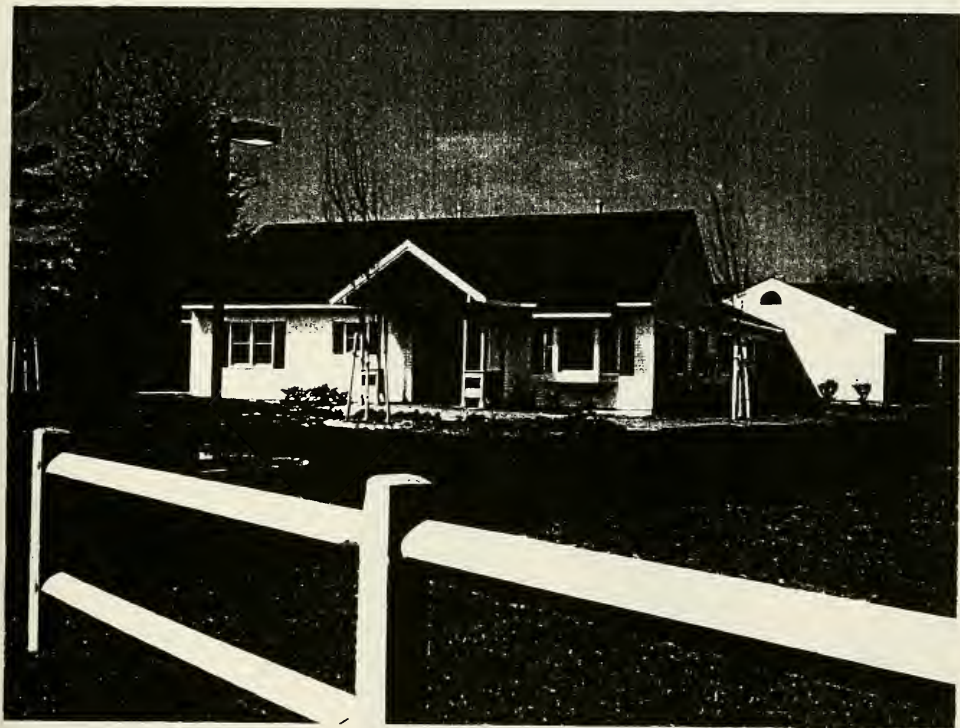
Located in a neighborhood of one and two-family houses of traditional style, Sweetsers Corner is composed of a number of gable-and-hip-roofed masses of varying size, creating a transition in scale from adjacent dwellings to the 20-unit elderly component. Design features such as shutters and porches with simplified 'gingerbread' trim add to the project's comfortable fit into its urban context.

Stoughton Housing



This duplex staffed apartment for the mentally retarded, with eight residents in two four-bedroom units, was one of the first Executive Office Communities and Development Chapter 689 dwellings completed in Massachusetts' program to deinstitutionalize patients requiring long-term care. The dwelling was constructed in a postwar "veteran's housing" community and was designed to relate to other housing in the neighborhood in scale and materials. The large overhanging porches provide a shady place to sit and protected access in inclement weather to the vans used for daily transportation. An existing single-family dwelling was moved from the site to a nearby location as part of CityDesign's services on this project.

Mansfield Housing



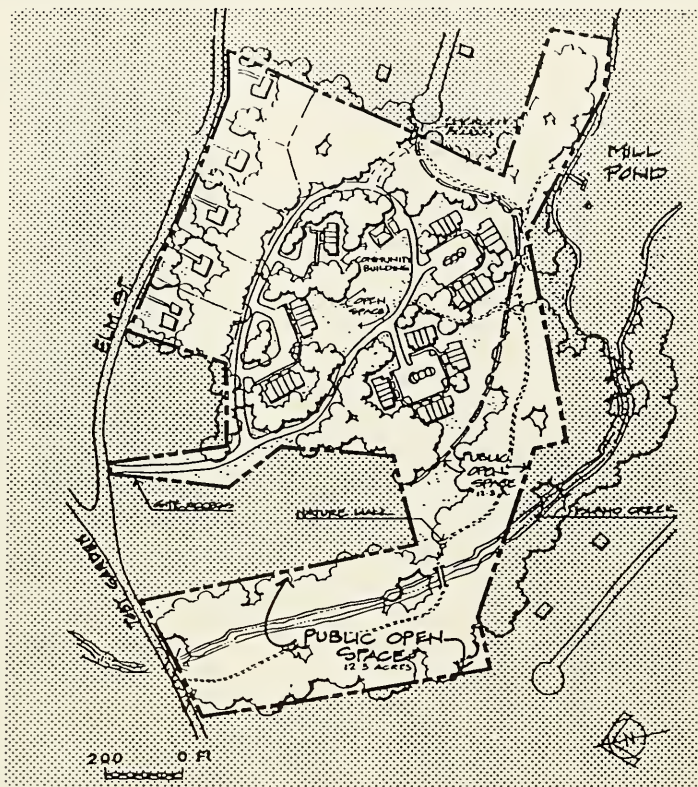
One of a number of EOCD Chapter 689 staffed apartments for the mentally retarded completed by CityDesign in the last several years, the Mansfield project is sited to minimize the visual impact of its large footprint while providing southern exposures for living/dining areas and private patios. The well-separated front porches give each unit its own identity, and the contrasting white clapboard/black shutters color scheme ties the building to its neighbors. The "clapboard" is actually a high quality vinyl siding chosen for its low maintenance; the narrow exposure and lack of artificial woodgraining create an authentic look. Site development included a septic system.

Providence House



Built under the Executive Office of Communities and Development Chapter 689 program for the Department of Mental Retardation, this duplex staffed home was recognized by *The New York Times* Real Estate section for its attention to context. The project was designed to fit both socially and physically within the neighborhood. The front porches reference the local triple deckers while the scale of the building is sympathetic to its surroundings. The building faces onto a path that children take to school and sits adjacent to existing residences and a future elderly housing project.

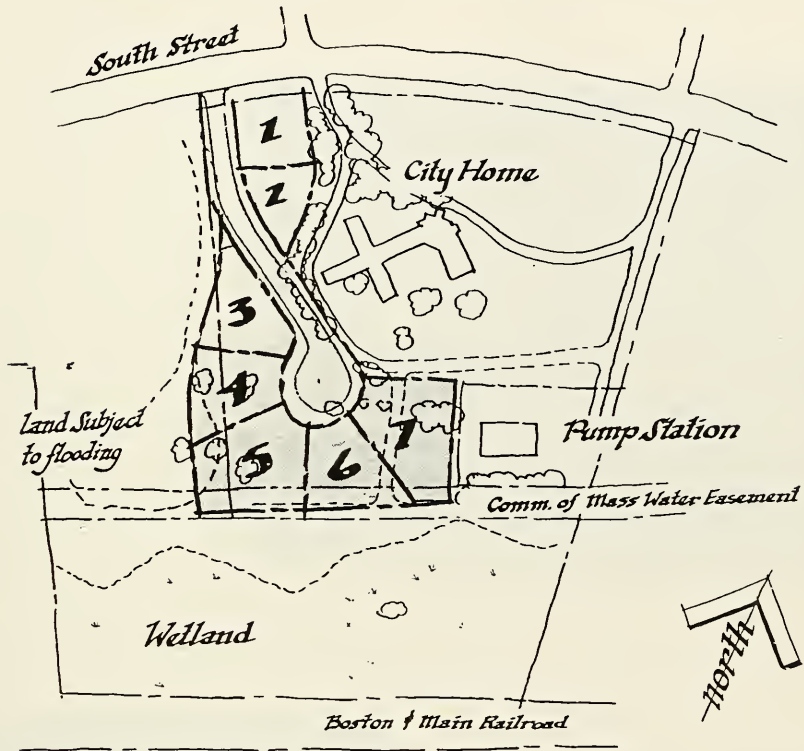
Duxbury Affordable Housing Study



CityDesign recently completed a study which analyzed and documented the development suitability of affordable housing on a total of six potential sites. Of these six sites, two were selected for final site and housing prototype development. The final concepts examined the development feasibility of affordable housing based on the guidelines of open space conservation and preservation within the Town of Duxbury.

The architectural prototypes for affordable housing in Duxbury are derived from a variety of factors including the town's current zoning and special permitting process for planned developments; the size, configuration and access to suitable development zones; the particular dwelling types of affordable housing (based on a housing needs analysis); and the special architectural characteristics found throughout Duxbury's rural residential areas.

Waltham Affordable Housing Study



CityDesign produced an extensive site analysis and several development concepts for affordable housing on a 7.5 acre city-owned site adjacent to the former City Home. The site analysis included a review of zoning guidelines as well as topographic and physical features. Restrictions set forth by a utility easement and extensive wetlands necessitated designs requiring subdivision of the City Home property. The architectural prototypes were based on the architectural character of the area and the available construction techniques which accommodated the sloping topography while maintaining a cost-effective stacking configuration.

Ashland Commons



This \$3.0 million, 96-unit project of subsidized family and elderly housing features a variety of unit types, including a number specially designed for barrier-free access. CityDesign's master plan for the 17 acre site respects and preserves a diversity of natural conditions including a winding brook and wetland, steep slopes, ledge outcrops, and wooded areas. Nestled into this context, 56 garden apartments housing the elderly and handicapped are tightly clustered around three sides of a New England village green, in a traditional clapboard vernacular. The fourth side of the common is defined by a community building and play area. Several smaller clusters of townhouse units designed for family occupancy complete the master plan. All units are sited to take maximum advantage of passive solar heating, with large windows in the living/dining areas oriented due south. Separate community center and recreational facilities are programmed for both family and elderly.

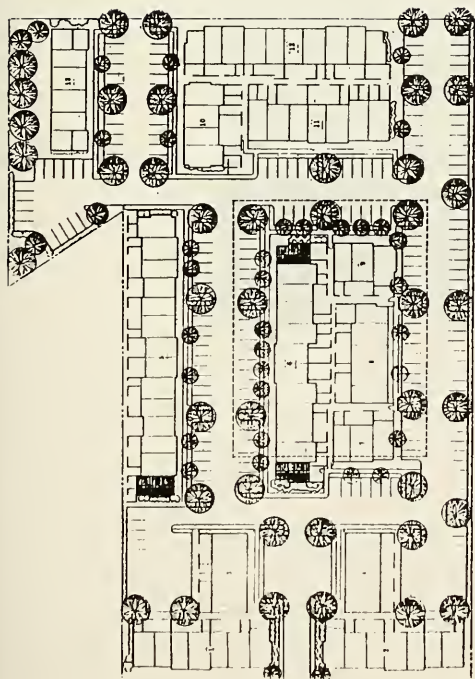
The Highlands



Situated in Newton Highlands, the five newly constructed townhouses of The Highlands complement the recently renovated Richardsonian Old Hyde School on the same site. The townhouse cluster, with its porte-cochere and tower, recalls the

"Victorian manor" style of the local architecture through the use of volumetric forms, complementary roof lines, brick accents and wood detailing. Each townhouse includes a sun gallery, fireplaces, a formal entry terrace and a 2-car garage.

Williams Park



Williams Park is a 126-unit complex of affordable housing designed for a 5-acre redevelopment tract in Chelsea. Working with a non-profit sponsor, CAPIC, Inc., and the Community Economic Development Assistance Corporation, CityDesign has developed a low-rise, high density plan (26 units per acre) which provides each unit its own identity, individual front and rear entries, and private outdoor space. Unit sizes range from one to four bedrooms and are based on a prototypical module design. The development strives to continue the pattern and appearance of Chelsea's existing neighborhoods and housing stock, creating a new community in the heart of Chelsea in the area ravaged by the Great 1973 Fire.

Julia Ward Howe Apartments



The Julia Ward Howe Apartments offer 20-units of affordable modern accommodation for elderly residents in Revere. Located in a densely populated neighborhood the form and plan of this building, relate closely to the scale and massing of its neighbors. The project succeeded through the close collaboration of the city, community planners, and the architect.

Oak Square School



Originally built in 1894, the Oak Square School is the last remaining wooden building of the old schoolhouses of Boston. With considerable attention to historic elements, CityDesign converted this National Register property to residential condominium use.

In 1985, the design for the Oak Square School was granted a Preservation Award by the Massachusetts Historic Commission. The new owners are the Allston-Brighton Community Development Corporation and The Architectural Conservation Trust (ACT) for Massachusetts.



1985 PRESERVATION AWARD

presented to

Oak Square School Associates

*for demonstrating an outstanding commitment
to historic preservation*

by the

**Massachusetts
Historical Commission**

Valerie A. Talmage

Valerie A. Talmage,

State Historic Preservation Officer

Executive Director, Massachusetts Historical Commission

Michael J. Connolly

Michael J. Connolly,

Secretary of State

Chairman, Massachusetts Historical Commission



The Affordable Housing Challenge



**Case Studies
of Selected
Developments**

**Sponsored by the Housing Committee
of the Boston Society of Architects**

Project Director Anne Gelbspan
Graphic Design Jennifer Niederst
Photography Miles Coolidge
Drafting Carolyn Pfattheicher

Geneva Avenue, Dorchester

Background and history of development

These 8 units were designed for modular construction. The six units on Geneva Avenue were designed two boxes deep and with two units within its length. The two on Josephine Street have the entrance stairway in the middle of each block. Because the street has predominantly brick buildings, the facade on Geneva Avenue will be clad with brick veneer that wraps around the corner. Bids were received from Keyloc (modular) and Coastal Structures (panelized). The bid was considerably higher for modular construction as the panelized company's was slightly higher than for conventional construction. A slab on grade will be used because the buildings will be built near the watertable.

Type of construction

wood frame

Builder: Site-Built Systems, Inc.

Project Address: 454-58 Geneva Avenue, 9—9½ Josephine Street, Dorchester, Mass.

Sponsor: Fields Corner Community Development Corporation, One Arcadia Place, Dorchester Mass. 02122—(617) 282-4290

Development Consultant: Henry Joseph & Associates, 10 Concord Avenue, Cambridge, Mass. 02138—(617) 491-6846

Architect: CityDesign Collaborative, 334 Boylston Street, Boston, Mass.—(617) 536-1331



SOUTH ELEVATION

Geneva Avenue

Unit sizes and costs

#	type	size	saleprice
2	2-br	1030 sq.ft.	1 @ \$ 78,000 (low/HOP)
			1 @ 89,000 (mod/HOP)
6	3-br	1250	3 @ 82,000 (low/HOP)
			3 @ 93,500 (mod/HOP)

Each unit has private outdoor space but no basement

Budget

Projected

Construction

site preparation	\$ 17,000
foundation	28,000
construction above foundation	543,500
Total construction cost	588,000

Land	6,500
Construction financing	57,000
Other Soft Costs	134,000
Contingency (5%)	38,500
Total Development Cost (TDC)	\$ 824,000

TDC/unit: \$103,000

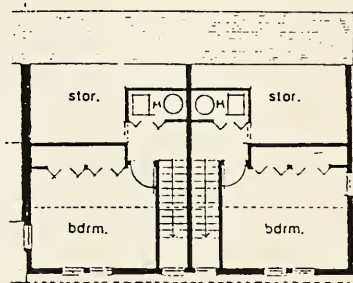
TDC/sq.ft.: 95

"Adjusted development cost" excludes the following from TDC:

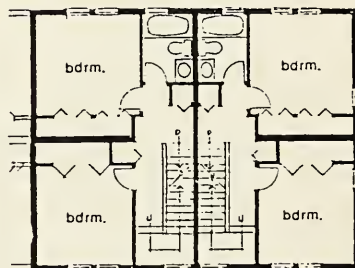
Land cost	6,500
Site preparation	17,000

Adjusted cost/unit: \$100,062

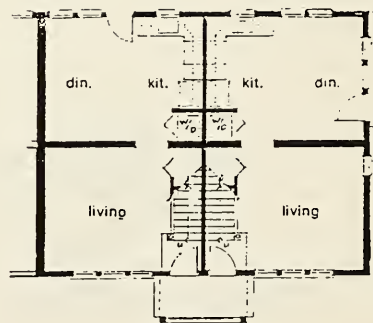
Adjusted cost/sq.ft.: \$92



3rd FLOOR



2nd FLOOR



1st FLOOR

Robinson Street, Dorchester

Background and history of development

The goals were:

- to maximize the density in the development without any variances;
- to give the appearance of a town-house development;
- to create a development that includes a mix of unit sizes;

The site is a former school site. The walls and steps are preserved. The slopes and the development steps down twice. The original design included bays and other features that added \$300,000 to the estimated cost and those design features were eliminated.

Type of construction

Industrialized

Builder: Forbes Construction Co.
Manufacturer: Coastal Structures, Inc.
of Maine

Project Address: 5-29 Robinson Street, Dorchester, Mass.

Sponsor: Fields Corner Community Development Corporation, One Arcadia Place, Dorchester, Mass. 02122—(617) 282-4290

Development consultant: Henry Joseph & Associates, 10 Concord Avenue, Cambridge, Mass. 02122—(617) 491-6846

Architect: CityDesign Collaborative, 334 Boylston Street, Boston, Mass.—(617) 536-1331

Unit sizes and costs

#	type	size	sale price
1	1-br	750	
4	2-br	900	1 @ \$ 77,500 (low/HOP)
			1 @ 91,500 (mod/HOP)
			2 @ 95,000 (market rate)
6	3-br	1130	2 @ 82,000 (low/HOP)
			2 @ 93,500 (mod/HOP)
			2 @ 125,000 (market rate)
1	4-br	1464	91,500 (low/HOP)

There is a full basement.



ROBINSON STREET

Robinson Street

Budget

Projected

Construction

site preparation	\$ 55,000
foundation	54,000
panels incl. installation	350,000
finish	436,000
Total construction cost	895,000

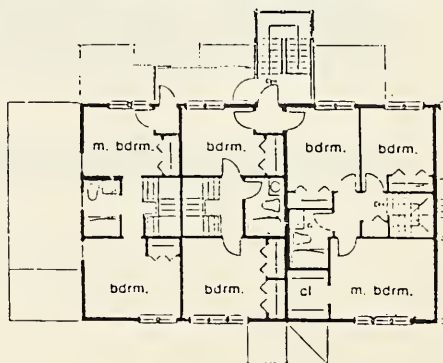
Land	53,000
Construction financing	93,000
Other Soft Costs	193,000
Contingency	60,000
Total Development Cost (TDC)	\$ 1,294,000

TDC/unit: \$107,833 TDC/sq.ft.: 103

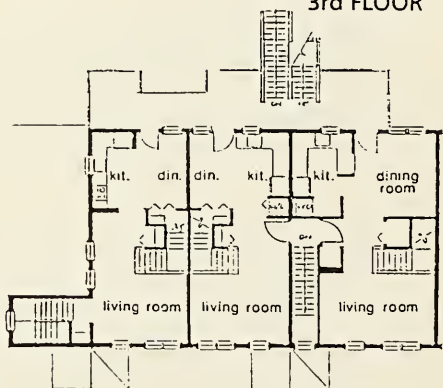
"Adjusted development cost" excludes the following from TDC:

Land	\$ 53,000
Site preparation	55,000

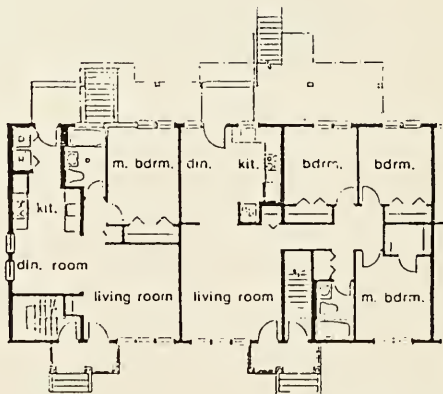
Adjusted Cost/unit: \$98,833 Adjusted cost/sq.ft. \$94



3rd FLOOR



2nd FLOOR



1st FLOOR

The American Institute of Architects



AWARDS

ALA cites 7 for urban design excellence



Holyoke (MA) Heritage State Park by City-Design Collaborative Inc.

Seven projects, ranging from conservation plans for a Chicago neighborhood to reconstruction plans for an earthquake-shattered city in Armenia, have garnered **1990 Citations for Excellence in Urban Design**.

Selected from 48 projects/programs, the recipients were cited for contributing positively to the quality of the urban environment. The annual citations, administered through

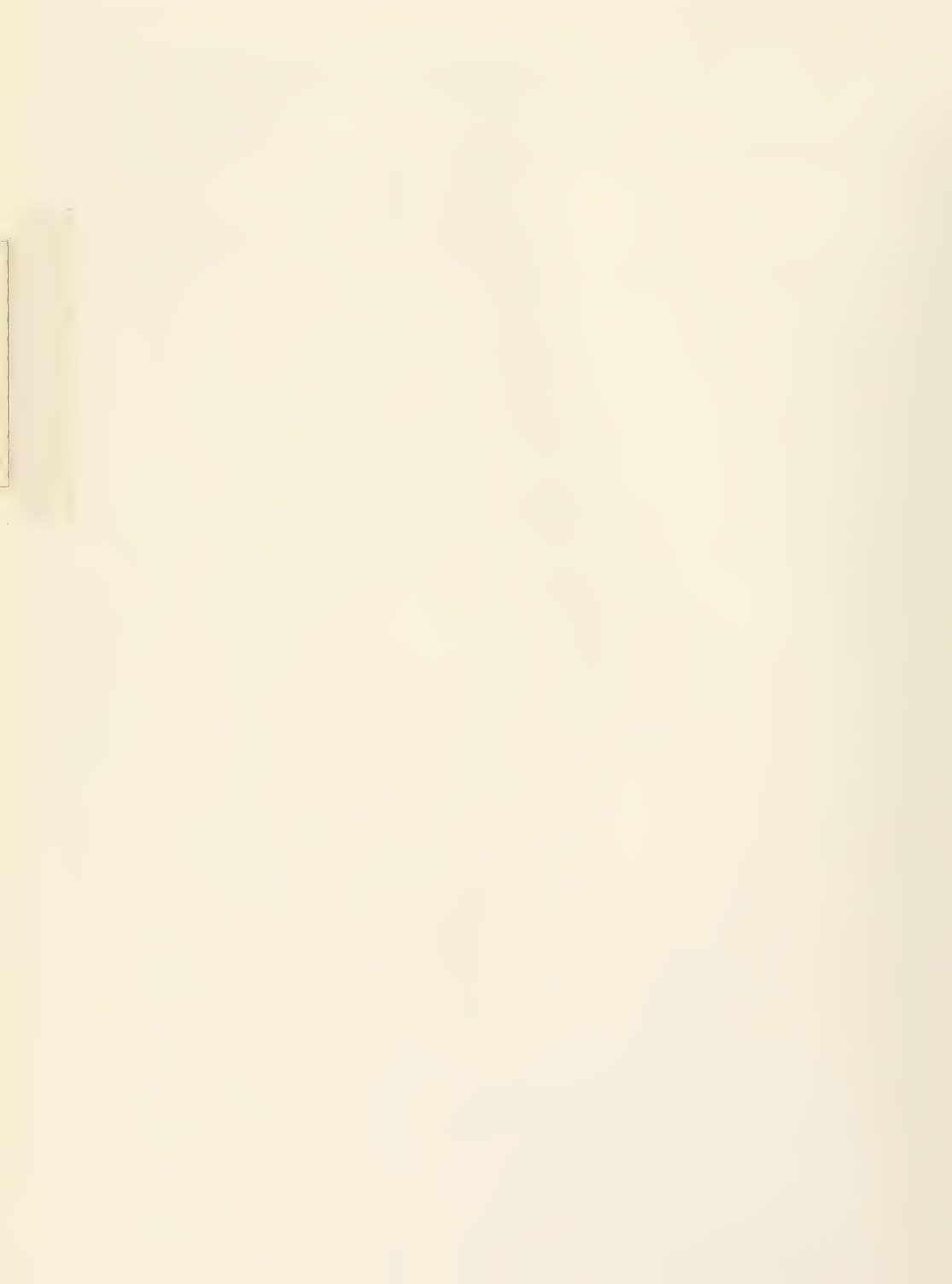
the AIA Regional & Urban Design Committee, recognize "distinguished achievements that involve architects' expanding role in urban design, city planning, and community development." The winners:

□ **Massachusetts Heritage State Parks program, Boston, by City-Design Collaborative Inc.**, aims to encourage revitalization of older, economically declining industrial towns and cities by creating urban parks that celebrate each community's unique heritage. The panel praised the innovative plan for sparking the transformation of depressed cities into thriving and exciting places.

Garrison Trotter Homes

Phase Two

Pro Forma and Redeveloper's Statement



HI-TECH DEVELOPMENT CO.
107 ALBAN STREET
DORCHESTER, MA 02124
C/O DIANNE WILKERSON

GARRISON TROTTER HOMES PHASE TWO, PARCELS A-2B AND A-3
WASHINGTON PARK URBAN RENEWAL AREA

DEVELOPMENT COST (PRO FORMA) INFORMATION

Two--1332 g.s.f. 2 BR single family H.P. homes
Three--1632 g.s.f. 3 BR single family homes
Twenty-four--1632 g.s.f. 3 BR duplex (fee-simple) homes
Total housing units--29
Total gross square footage--46,728

Development Items

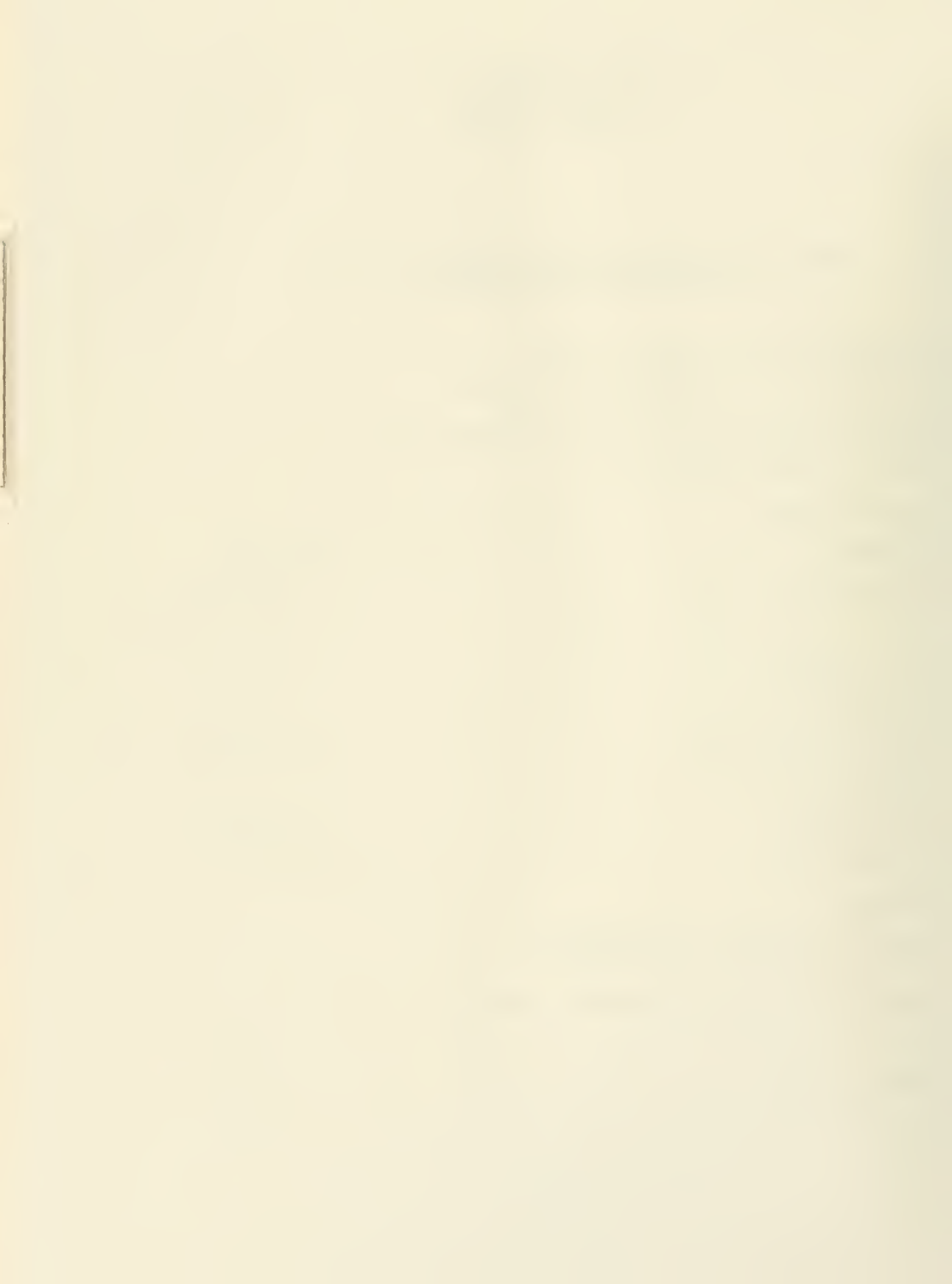
HARD COSTS

Total Costs

Site Acquisition	\$1.00 BRA \$1.00 Shawmut Bank
Site Preparation	\$ 150,000.00
Landscaping	\$ 42,000.00
Residential Construction	<u>\$1,923,000.00</u>
SUBTOTAL HARD COSTS	\$2,116,000.00
5.2 -05%-Contingency	<u>\$ 106,000.00</u>
TOTAL HARD COSTS	<u>\$2,222,000.00</u>

SOFT COSTS

Permits, Lot Surveys/21E Appraisal, Fees-- Edison, Gas, Boston Water & Sewer	\$ 48,000.00
Architectural, Engineering, Survey, As-Builts	\$ 90,000.00
Legal	\$ 50,000.00
Insurances, Bond	\$ 40,000.00
Security	\$ 60,000.00



Construction Manager	\$ 100,000.00
Construction Loan Interest/Closings/Fees (18 months)	\$ 275,000.00
Developer Fee and Operating Overhead (.045% X total H&S)	\$ 149,000.00
Development Consultant/Director of Community Liaison	\$ 50,000.00
Construction G & A, Site Supervisors, Dumpsters, Utilities, etc.	\$ 80,000.00
Development Technical Advisor	\$ 45,000.00
Marketing	\$ 40,000.00
Taxes	\$ <u>15,000.00</u>
SUBTOTAL SOFT COSTS	\$1,042,000.00
^{5%} ~~.05%~~ Contingency	\$ <u>52,000.00</u>
TOTAL SOFT COSTS	\$1,094,000.00

TOTAL HARD COSTS	\$2,222,000.00
TOTAL SOFT COSTS	\$ <u>1,094,000.00</u>
TOTAL HARD AND SOFT COSTS ^{2.25%}	\$3,316,000.00
DEVELOPER PROFIT @ ~~.0275%~~ of total H & S	\$ <u>91,000.00</u>
TOTAL DEVELOPMENT COST (TDC)	\$3,407,000.00
TOTAL SALES REVENUES (29 units)	\$ <u>2,710,000.00</u>
TOTAL GAP SHORTFALL	\$ <u>697,000.00</u> (Linkage Grant Required)

GAP/PER HOUSING UNIT = \$24,033.00

TDC COST PER SQUARE FOOT = \$72.91

HI-TECH DEVELOPMENT CO.
107 ALBAN STREET
DORCHESTER, MA 02124
C/O DIANNE WILKERSON

BRA PARCELS A-2B AND A-3, GARRISON TROTTER HOMES,
PHASE TWO

ESTIMATED BREAKDOWN OF RESIDENTIAL CONSTRUCTION COSTS

Foundations, slabs, footings, bulkheads.....	\$ 154,000.00
Exterior lighting.....	\$ 12,000.00
Factory-built shells.....	\$ 794,000.00
Site labor--shell erection/rough carpentry.....	\$ 140,000.00
Plumbing.....	\$ 106,000.00
Electrical.....	\$ 93,000.00
Mechanical.....	\$ 110,000.00
Insulation.....	\$ 35,000.00
Sheetrock & plaster.....	\$ 149,000.00
Flooring.....	\$ 75,000.00
Finish carpentry.....	\$ 45,000.00
Exterior paint.....	\$ 63,000.00
Interior paint.....	\$ 72,000.00
Kitchen cabinets & vanities.....	\$ 35,000.00
Appliances.....	\$ 40,000.00
Specialties, interior and exterior.....	\$ 40,000.00
TOTAL.....	\$1,013,000.00*

*includes all labor & installation at best bid--
no union or prevailing wage allowed for labor.

Cost Analysis:

Average housing unit s.f. = 1611.31 X \$72.91 TDC = average
cost to build \$ 117,481.00

Average sale per housing unit--\$2,710,000 ÷ 29 = \$ 93,448.00

Average gap per housing unit \$ 24,033.00

.Total residential square footage:	46,728 g.s.f.
.Residential construction costs per s.f.:	\$41.15
.Total hard cost per square foot:	\$47.55
.Total soft cost per square foot:	\$23.41
.Total development costs (TDC) per s.f.:	\$72.91
.Sales per square foot:	\$58.00
.Gap per square foot:	\$14.91

Unit Description and Use:

Four 3 bedroom duplexes @ \$85,000

Four 3 bedroom duplexes @ \$90,000

Sixteen 3 bedroom duplexes @ \$95,000

Two 2 bedroom H.P. singles @ \$95,000

Three 3 bedroom singles @ \$100,000

Total 3 bedroom single family = three @ 1632 g.s.f. each

Total 3 bedroom duplex units = twenty-four @ 1632 g.s.f. each

Total 2 bedroom H.P. single family units = 2 @ 1332 g.s.f. each

Total number of housing units = 29

Total number of affordable housing units = 29 (80% PMSA)

All homes are purchased fee simple ownership. Buyers that fall both within 50% of PMSA and 80% of PMSA affordable guidelines will qualify for purchase, with the window of income spread being determined by family size and total downpayment.

Estimated Construction Timetable:

Two models (one duplex and one single, three homes in total) will be complete to C.O.'s four months from construction start. The remainder of the housing will be complete to C.O.'s within twelve months from date of final designation.

Affordability Analysis:

<u>Unit Type</u>	<u>Programs</u>	<u>Sell Price</u>	<u>Monthly Payment</u>	<u>Income</u>
3 BR Duplex	HOP/MHFA/Pvt. 8 ½%	\$ 85,000	\$720.00*	\$28,550 - \$44,650
3 BR Duplex	HOP/MHFA/Pvt. 8 ½%	\$ 90,000	\$760.00*	\$29,350 - \$44,650
3 BR Duplex	HOP/MHFA/Pvt. 8 ½%	\$ 95,000	\$808.00*	\$31,200 - \$44,650
2 BR Single	HOP/MHFA/Pvt. 8 ½%	\$ 95,000	\$808.00*	\$31,200 - \$44,650
3 BR Single	HOP/MHFA/Pvt. 8 ½%	\$100,000	\$850.00*	\$32,150 - \$44,650

*Monthly payments are calculated based on a 5% downpayment, an 8 ½% interest rate (\$7.69 per thousand), \$8.45 per thousand tax rate, \$6.00 per thousand homeowners insurance rate, and a first-time homebuyer front-end ratio of 31%. No PMI calculated.

Long-Term Affordability Plan

The use of the standard deed restriction requirement from the MHP will in essence be the foundation for insuring long-term affordability. However, in those instances where this is not sufficient, a form of the plan within the LDA and Unit Deed such as used recently for our Rowe Street, Roslindale project (Parcel SWC-2) can act as further insurance of compliance, covering the City, developer, lender and future buyers through a system that assesses a penalty to the buyer if the homes are not sold at the deed restricted prices, consequently recapturing for the City the difference or the windfall from the sale.

Excessive Sitework, Hazardous Waste, Sidewalks, Curbs, Street Trees and Street Lamps

In order to maintain this level of affordability, exceptional home size and quality of construction, other costs must be kept at a minimum. We would therefore request that a grant or capital improvement money be allocated for these items, by the City and/or the State, as necessary.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

REDEVELOPER AND LAND

1. a. Name of Redeveloper: Hi-Tech Development Co.
- b. Address and ZIP Code of Redeveloper: 107 Alban Street, Dorchester, MA 02124,
c/o Dianne Wilkerson
- c. IRS Number of Redeveloper: New corporation/to be obtained upon incorporation
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in Washington Park Urban Renewal Area
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

BRA Parcels A-2B and A-3, Garrison Trotter Homes, Phase Two, Roxbury.

If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Commonwealth of Massachusetts :

- ☒ A corporation. (new corporation to be formed)
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

If the Redeveloper is not an individual or a government agency or instrumentality, give data of organization:

Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: Diane M. Vitello, 11 Brenton Road, Weston, MA 02193, President/Treasurer, 95% stock. Mary F. Messina, 1001 Pleasant Street, Framingham, MA, Secretary/Clerk, 5% stock.

If the information on this form is inadequate (or say requested information, it should be furnished on an attached page which is referred to by the appropriate numbered item on the form).

The most convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹. Diane M. Vitello, 95% stockholder when incorporated.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
N/A
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
N/A
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.
N/A

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

None

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Dianne Wilkerson, Esq., Director
Robert J. Vitello, Director

RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 63R-0867

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

a. Total cost of any residential redevelopment.	\$	3,407,000.00
b. Cost per dwelling unit of any residential redevelopment.	\$	117,481.00 avg.
c. Total cost of any residential rehabilitation.	\$	None
d. Cost per dwelling unit of any residential rehabilitation.	\$	None

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$
4-three BR 1632 g.s.f. duplexes	N/A	\$ 85,000.00
4-three BR 1632 g.s.f. duplexes	N/A	\$ 90,000.00
6-three BR 1632 g.s.f. duplexes	N/A	\$ 95,000.00
2-two BR H.P. singles 1332 g.s.f. each	N/A	\$ 95,000.00
3-three BR singles 1332 g.s.f. each	N/A	\$100,000.00

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rental/sales

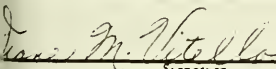
N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: dishwasher, range, range exhaust hood, washer/dryer hookup

CERTIFICATION

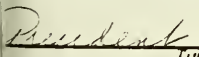
I (We) Hi-Tech Development Co.certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²Dated: July 26, 1990

Dated: _____



Signature

Signature



Title

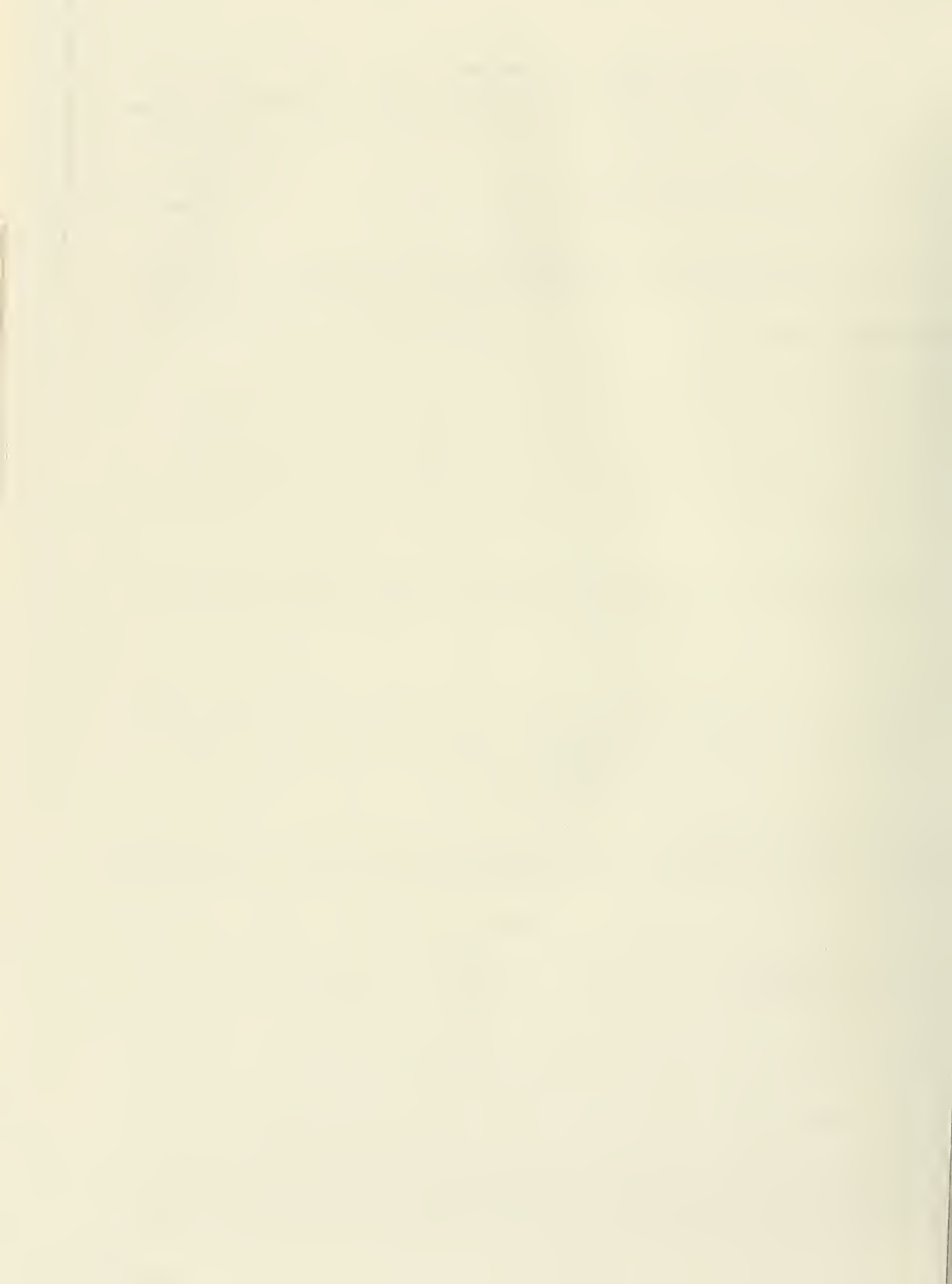
Title

Address and ZIP Code

Address and ZIP Code

The Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes."

a. Name of Redeveloper: Hi-Tech Development Co.

b. Address and ZIP Code of Redeveloper: 107 Alban Street, Dorchester, MA 02124
c/o Dianne Wilkerson

The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in Washington Park Urban Renewal Area
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts

is described as follows:

BRA Parcels A-2B and A-3, Garrison Trotter Homes, Phase Two, Roxbury

Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☒ YES ☐ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

Hi-Tech Structures, Inc., 11 Brenton Road, Weston, MA 02193, owned by
Diane M. Vitello, President/Treasurer and Mary F. Messina, Secretary/Clerk
Robert J. Vitello, Director

a. The financial condition of the Redeveloper, as of July 26, 1990, is as reflected in the attached financial statement. (none)

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

There is no financial statement on Hi-Tech Development Co., it is a new corp. to be

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

N/A

If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

1. Conventional lending institution for construction financing.
2. Linkage assistance from the City of Boston.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks: N/A

NAME, ADDRESS, AND ZIP CODE OF BANK

N/A

AMOUNT
\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

N/A

AMOUNT
\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE
\$

MORTGAGES OR LIENS
\$

12 unit residential project in Roslindale, MA 1,900,000

1,750,000

7. Names and addresses of bank references:

First Trade Union Savings Bank, FSB
Drydock Avenue, Boston, MA

Shawmut Bank
Linden Street, Wellesley, MA

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Lonsdale Street, Dorchester, MA, Three (3) family homes - 9 apartments, completion January 1988.

Southwest Crossing, Roslindale, Twelve 3 BR TH units, completion 10/89.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

Bald Eagle Associates, Inc./Stockholm Structures, Inc./Eagle-Hus International, Inc., Wellesley, MA, President/CEO, several projects of single-family and multiple-family dwellings throughout New England utilizing manufactured housing components. Hi-Tech Structures, Inc., President, 12 unit housing project.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

to be confirmed at a later date.

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

N/A

☐ YES

☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

N/A

- d. Construction contracts or developments now being performed by such contractor or builder:

N/A

<u>IDENTIFICATION OF CONTRACT OR DEVELOPMENT</u>	<u>LOCATION</u>	<u>AMOUNT \$</u>	<u>DATE TO BE COMPLETED</u>
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Garrison Trotter Homes
Phase Two

Bank Letter of Interest



First Trade Union
Savings Bank, FSB
Created by and for working people.™

July 24, 1990

Mrs. Diane M. Vitello, President
Hi-Tech Development Company

c/o Dianne Wilkerson
107 Alban Street
Dorchester, MA 02124

Dear Diane:

We have looked over your proposal for 29 units of housing for the BRA parcel A-2B, A-3, A-4, A-6, A-7, a-8, and L-38 in the Washington Park Urban Renewal area in Roxbury that you and your development team of Dianne Wilkerson, Esq., CityDesign Architects and Coastal Structures are planning on submitting to the BRA for tentative designation. At this stage, it looks interesting.

If tentative designation is awarded to you by the BRA, First Trade Union would consider reviewing an application for a construction loan for this project.

Please keep me informed of your progress. I wish you luck and look forward to hearing from you soon.

Sincerely,

Thomas B. Cochrane
Executive Vice President

TBC:bt

Garrison Trotter Homes

Phase Two

Project Design Summary/ Plans and Drawings

Garrison Trotter Homes

Phase Two

PROJECT DESIGN SUMMARY

The site design generally follows the parcelization concept developed by the BRA, and provides 12 two-family dwellings and 5 single family dwellings (including two structures on the Shawmut Bank parcels). Two of the single-family units are one-story two bedroom barrier-free units in accordance with the requirements of the Architectural Access Board. All other units have three bedrooms.

The locations of some one- and two- family units vary from the BRA Concept Plan to provide a more equitable parcelization of the available land. Also, we have turned more of the units along the Garrison-Trotter Pedestrian Way (Harold Street) to face the pedestrian way. We believe this will integrate the pedestrian way more into the life of the neighborhood and make it more active and safer.

We are suggesting the use of shared driveways to access parking for the "landlocked" units fronting the pedestrian way. These can be treated as right-of-way easements within the overall fee-simple ownership concept of the site development plan.

We have provided units substantially larger in area, and therefore in footprint, than suggested in the RFP. The outside dimensions of our two-family units are 36' X 44' overall, as compared to the suggested minimum of 30' X 40'. This allows a net area for each three bedroom unit of 1530 square feet without counting any potential attic space. We believe these larger units will be most attractive to homebuyers in this very competitive market.

The unit design is based on the successful design used in the team's recently completed Southwest Crossing project on a former BRA-Owned site in Roslindale. Traditional "Victorian" features such as front bay windows and carefully detailed porches are retained, while side projections have been deleted to adjust to the narrow infill sites. The floor plans have been adjusted slightly from the Southwest Crossing design to provide more living area, including an even larger living room, two full baths, and a generous country kitchen/dining area.

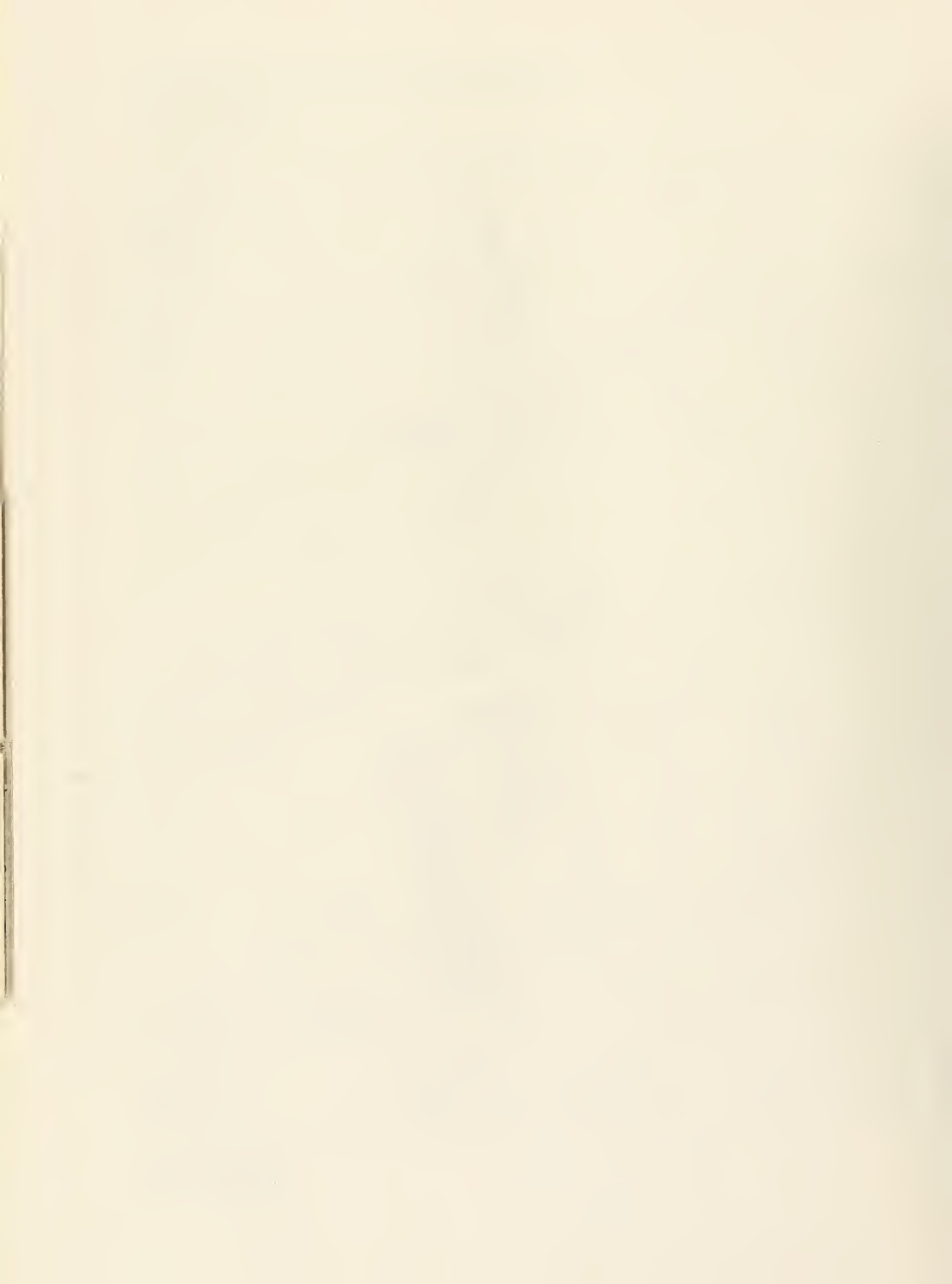


Garrison Trotter Homes

Phase Two

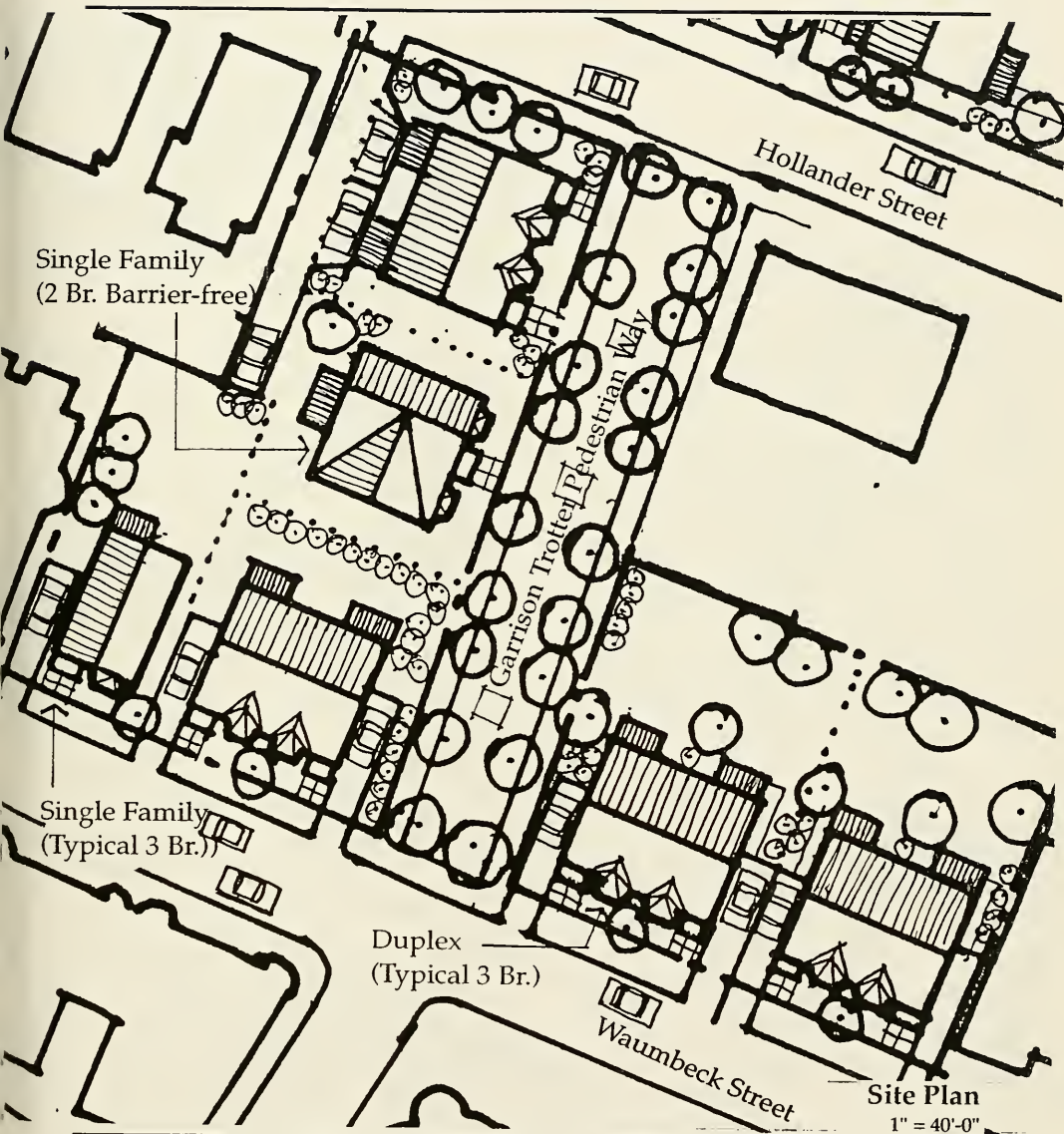


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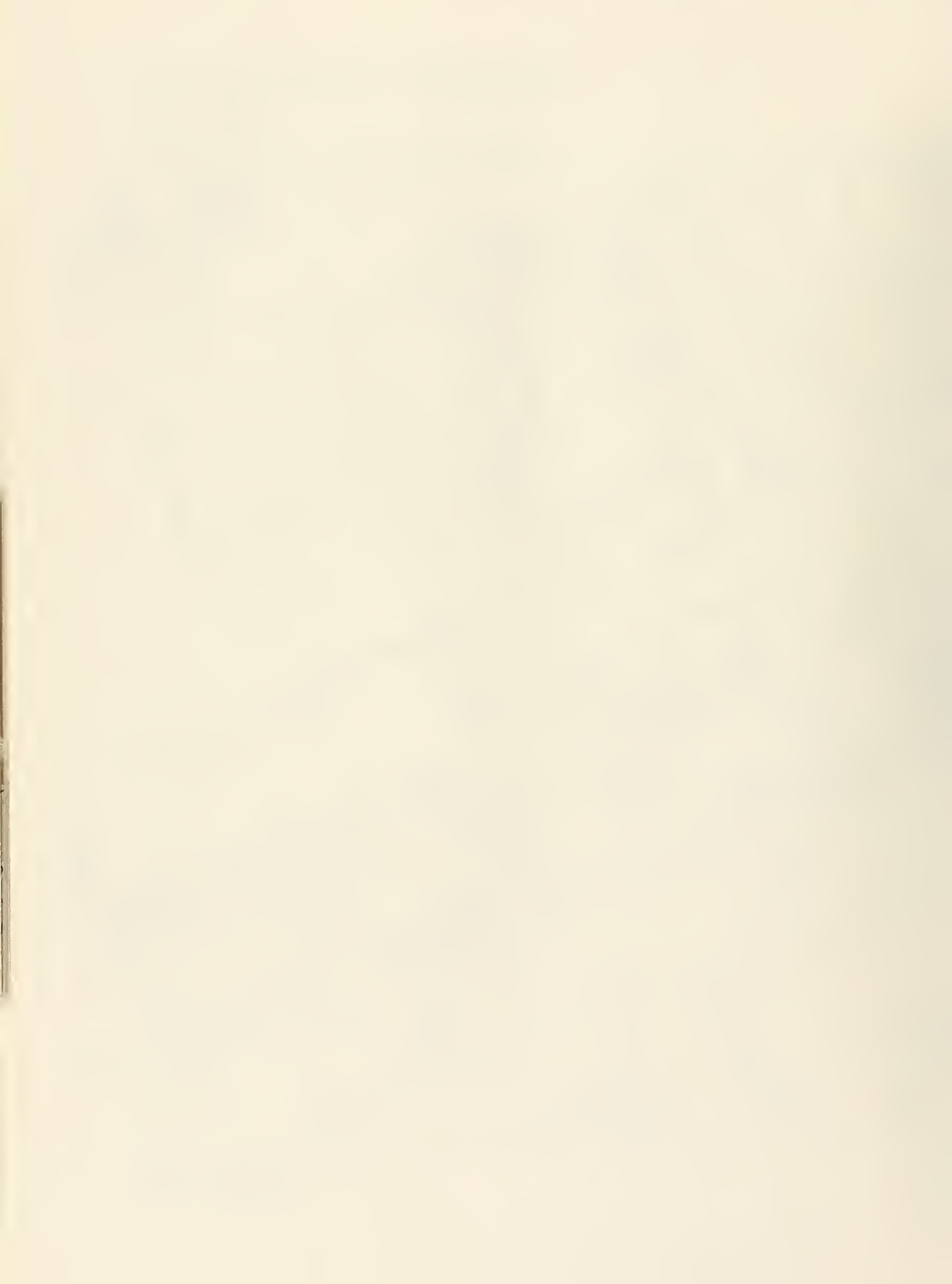


Garrison Trotter Homes

Phase Two

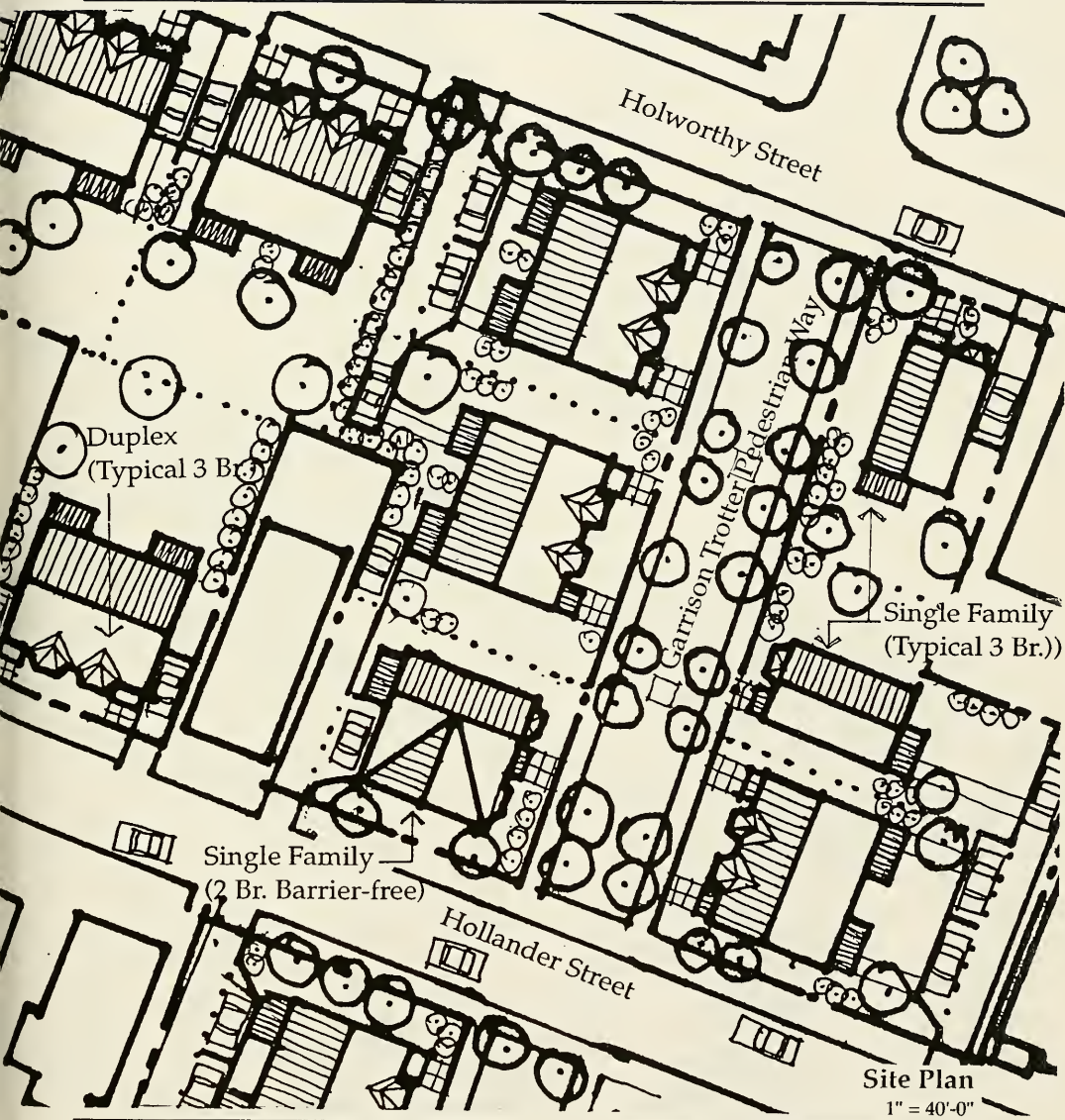


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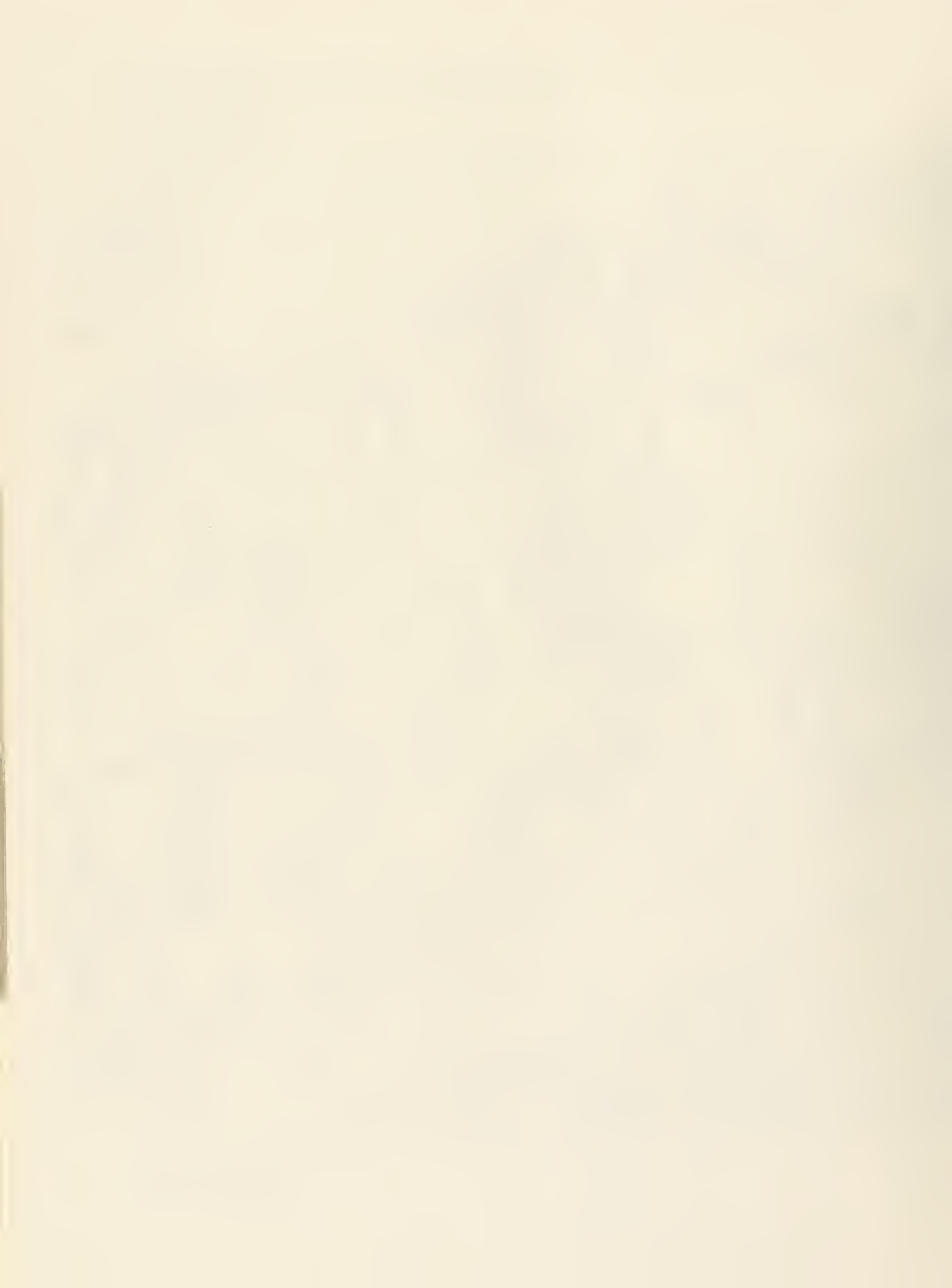


Garrison Trotter Homes

Phase Two

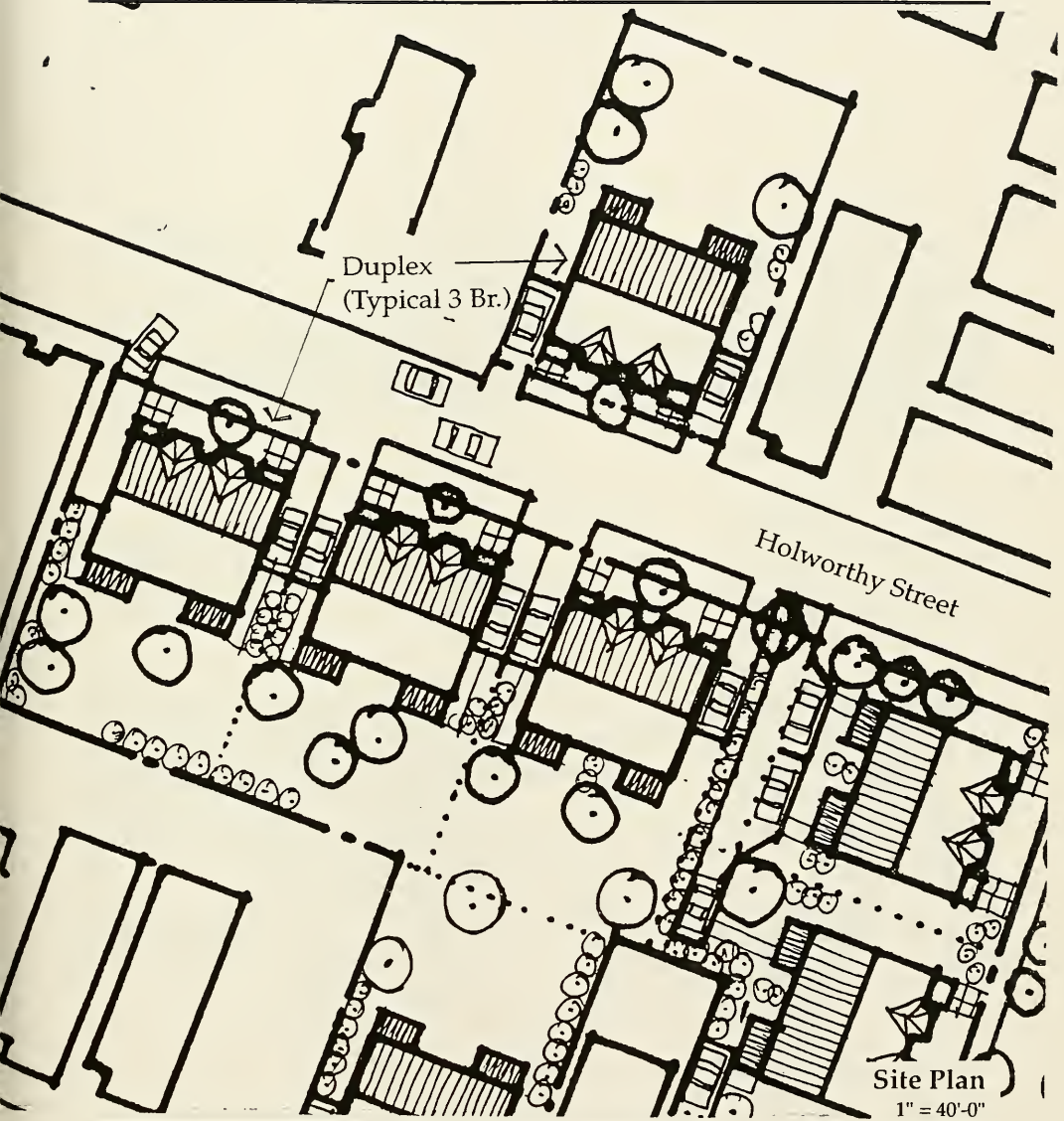


CityDesign Collaborative, Inc.
334 Boylston Street
Boston, MA 02116



Garrison Trotter Homes

Phase Two



Site Plan
1" = 40'-0"

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Garrison Trotter Homes

Phase Two

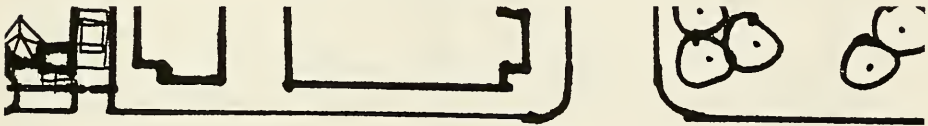


Duplex
(Typical 3 Br.)

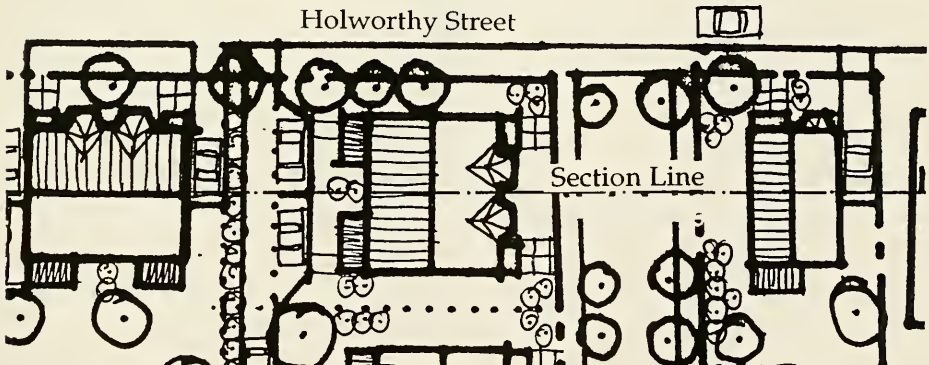
Duplex
(Typical 3 Br.)

Garrison Trotter
Pedestrian Way

Single Family
(Typical 3 Br.)



Holworthy Street



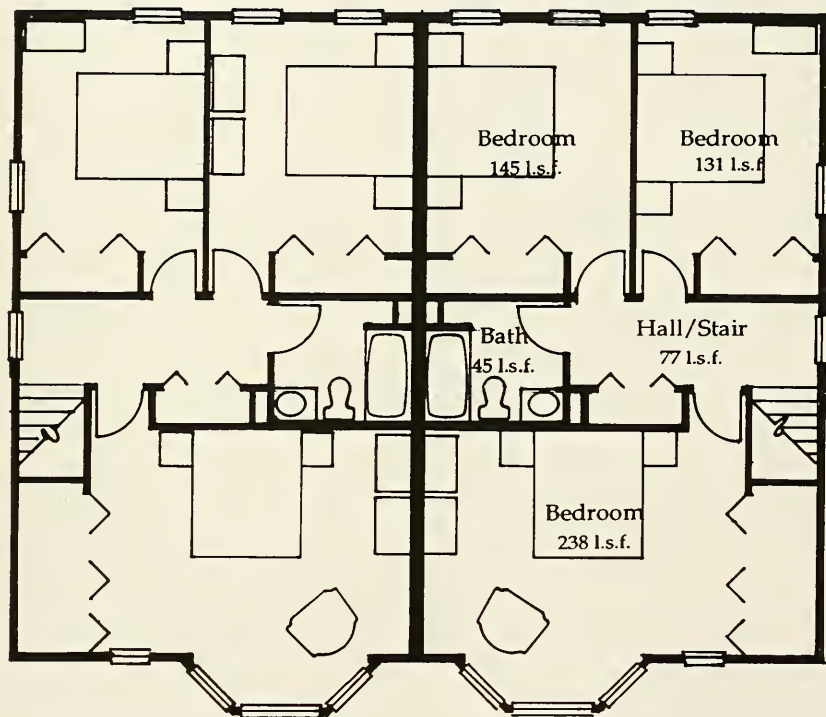
Building/Site Section

1" = 40'-0"

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Garrison Trotter Homes

Phase Two



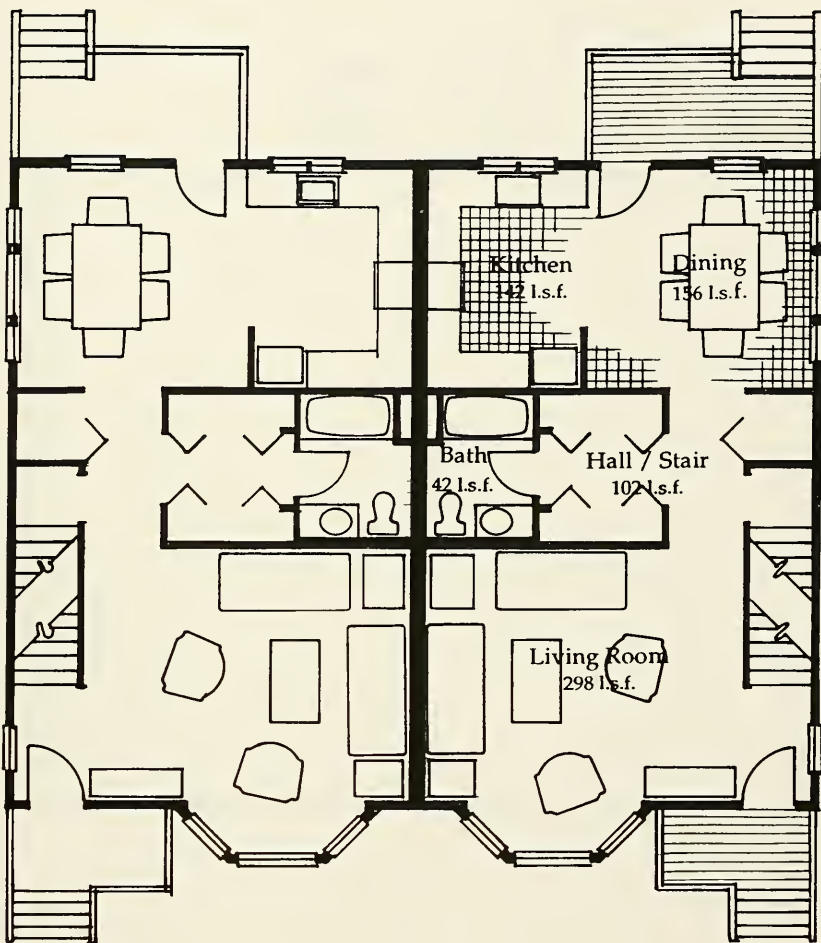
First Floor	740 l.s.f.
Second Floor	636 l.s.f.
TOTAL	1376 l.s.f.

Duplex Second Floor Plan
1/8" = 1'-0"

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Garrison Trotter Homes

Phase Two



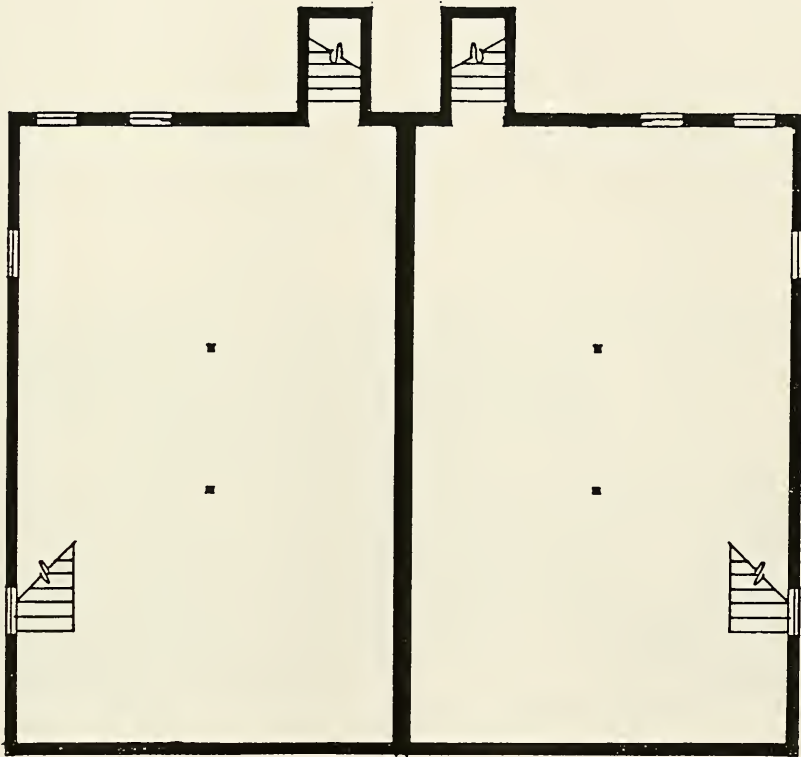
First Floor	740 l.s.f.
Second Floor	636 l.s.f.
TOTAL	1376 l.s.f.

Duplex First Floor Plan
1/8" = 1'-0"

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Phase Two



Duplex Basement Plan

1/8" = 1'-0"

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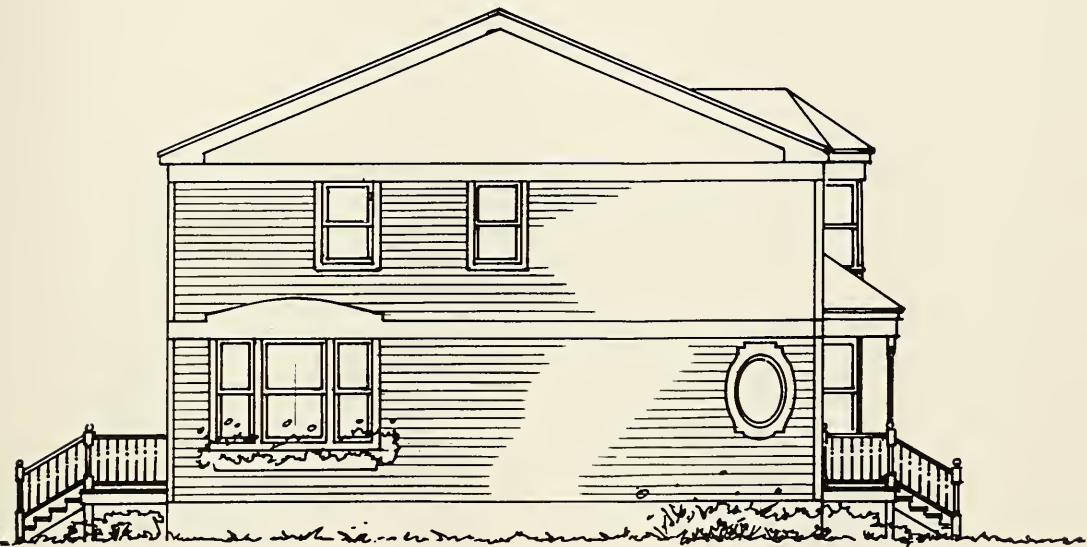


Duplex Front Elevation
 $1/8" = 1'-0"$

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Garrison Trotter Homes

Phase Two



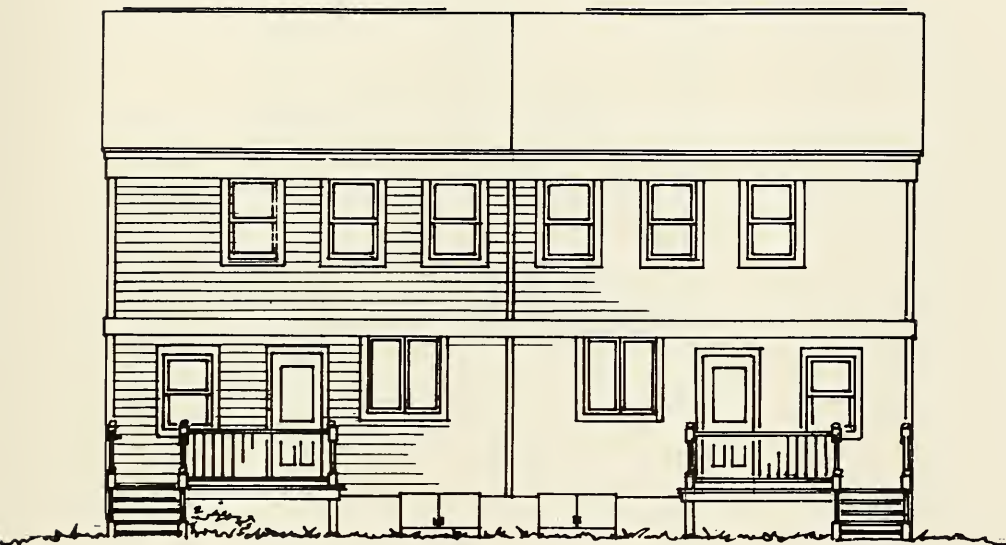
Duplex Side Elevation

1/8" = 1'-0"

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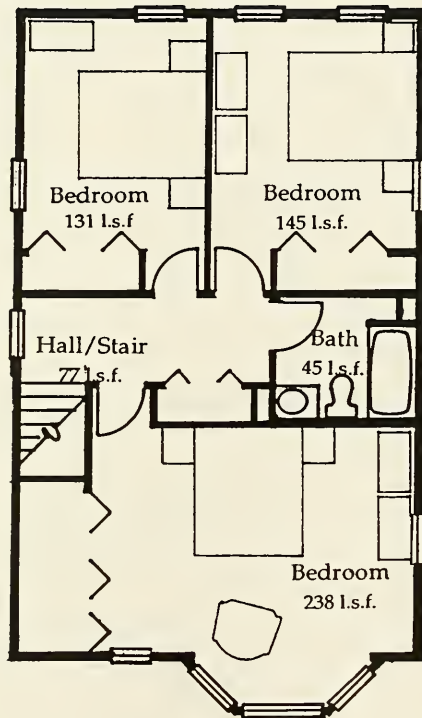
Duplex Rear Elevation

1/8" = 1'-0"

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Garrison Trotter Homes

Phase Two



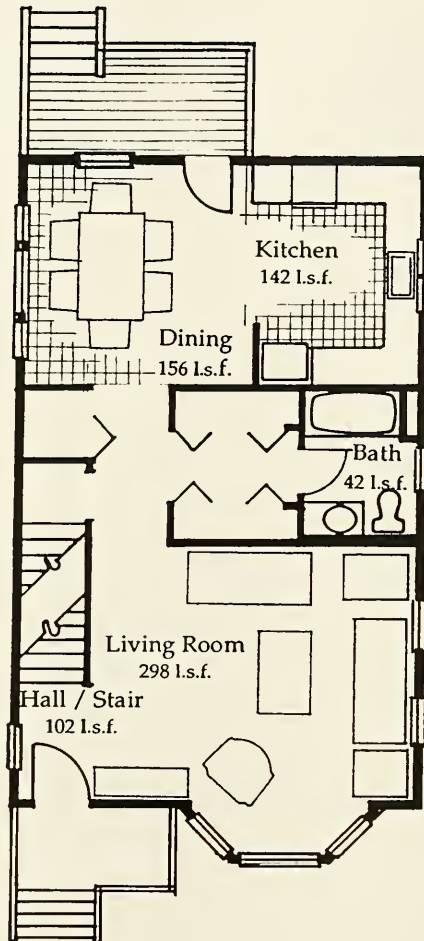
First Floor	740 l.s.f.
Second Floor	636 l.s.f.
TOTAL	1376 l.s.f

Single Family Second Floor Plan
1/8" = 1'-0"

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Garrison Trotter Homes

Phase Two



First Floor	740 l.s.f.
Second Floor	636 l.s.f.
TOTAL	1376 l.s.f

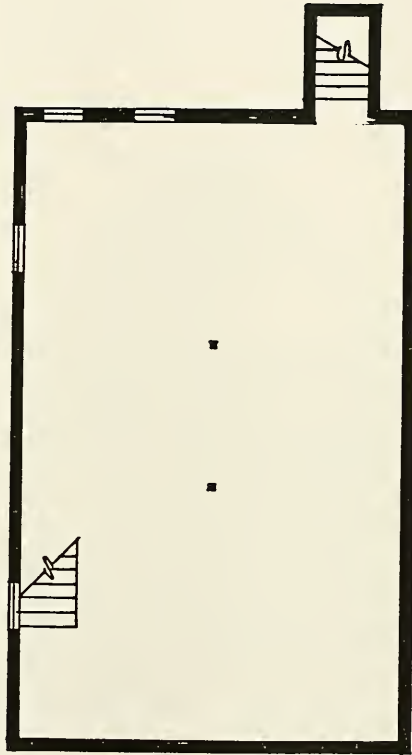
Single Family First Floor Plan

1/8" = 1'-0"

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Phase Two



Single Family Basement Plan
 $1/8" = 1'-0"$

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Phase Two



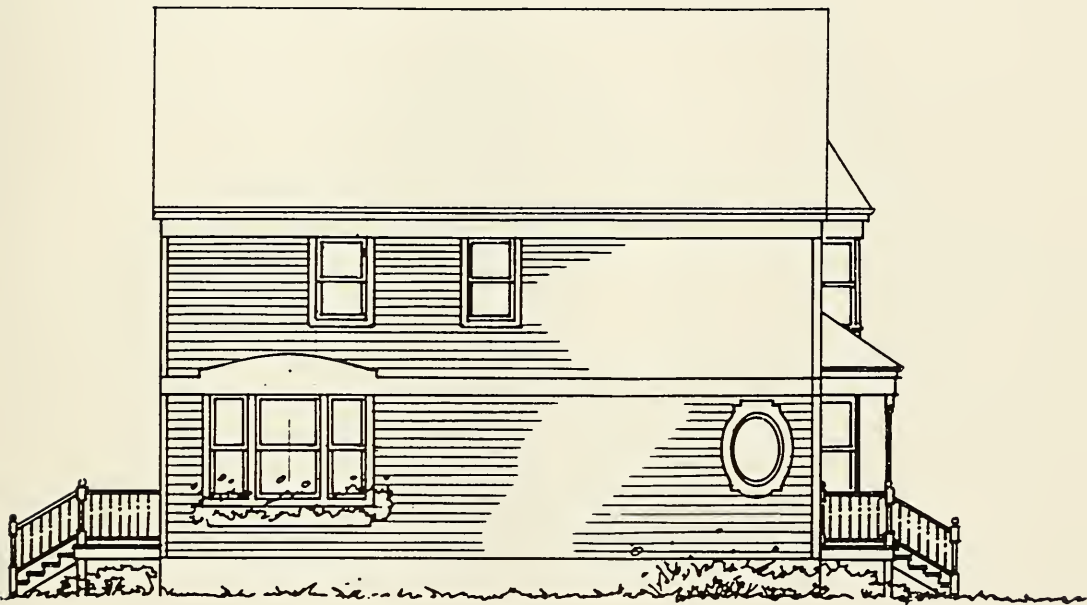
Single Family Front Elevation

1/8" = 1'-0"

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Single Family Side Elevation
1/8" = 1'-0"

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Single Family Rear Elevation
1/8" = 1'-0"

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